WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2012 Notary Public MY COMMISSION EXPIRES: 12-10 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120066260 DEEDWARR
Recvd: 09/04/12 16:02 3 pgs
Fees: 18.00 Taxes: 1191.40
20120904-0079895

LAURIE M. HARA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Padfield and Claudia Padfield	Renasant Bank	171-8-A-111.00
(NAME)	(NAME)	
5557 Cottonport Drive	2001 Park Place North, Ste 650	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL, 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert R. Cox and Bonita A. Cox, Co-Trustees of the Cox Family Trust u/a/d May 21, 2003**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donald Padfield and Claudia Padfield, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Cox Family Trust, u/a/d May 21, 2003, Robert R. Cox and Bonita A. Cox, Co-Trustees by Warranty Deed from Robert R. Cox and wife, Bonita A. Cox, dated May 21, 2003, and filed May 30, 2003, in Instrument No. 20030530-0072959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 5557 Cottonport Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **3rd** day of **August, 2012**

Robert R. Cox, Trustee by Chris Cantrell
Attorney In Fact

Bonita A. Cox, Trustee by Chris Cantrell
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert R. Cox, as his Attorney In Fact, under Power of Attorney bearing Book _*____, page _____, Register's Office for Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Robert R. Cox, under said Power of Attorney.

* 20120904-0079893

Witness my hand and official seal at office in Nashville, Tennessee, this the 3rd day of August, 2012

Notary Public

My Commission Expires:

12-10-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bonita A. Cox, as her Attorney In Fact, under Power of Attorney bearing Book _*____, page _____, Register's Office for Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Bonita A. Cox, under said Power of Attorney.

* 20120904-0079894

Witness my hand and official seal at office in Nashville, Tennessee, this the 3rd day of August, 2012

Notary Public

My Commission Expires:

12-10-12