WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080345 DEEDWARR
Recvd: 10/23/12 10:56 2 pgs
Fees:13.00 Taxes:1694.60
20121023-0096979

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $458,000.00.

Affiant

Subscribed and sworn to me on October 19, 2012.

NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25887SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Warren Downs Jacqueline Downs 1129 Safety Harbor Cove Old Hickory, TN 37138	**SAME AS NEW OWNERS**	064-3-B-091.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John T. Cox, Jr. and wife, Lori A. Cox, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Warren Downs and wife, Jacqueline Downs, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 243 on the Plan of Phase Six, Section One, Brandywine Pointe, of record in Book 7900, page 805, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description.

Being the same property conveyed to John T. Cox, Jr., and wife, Lori A. Cos, by Warranty Deed from Radnor Homes, Inc., of record in Book 10173, page 450, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to easements, setback lines, notes, conditions, stipulations, etc., and all other matters as set forth per Plat Book 7900, page 805, Register's Office for Davidson County, Tennessee.

4. Terms, conditions easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 8120, page 170, amended in Book 8671, page 484, further amended in Book 9010, page 627 and Book 9485, page 885, Register's Office for Davidson County, Tennessee.
5. Homeowners Association Charter of record in Book 9013, page 39 and Book 9117, page 77, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1129 Safety Harbor Cove, Old Hickory, TN 37138.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on October 19, 2012.

John T. Cox, Jr.

Lori A. Cox

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On October 19, 2012, before me personally appeared John T. Cox, Jr. and Lori A. Cox to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 19, 2012.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE