Prepared By:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersoncille, TN 37075
12-0773D

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF OCTOBER, 2012.

Notary Public

Commission Expiration: 7/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Christopher M. Banet **5433 Brownstone Drive** **Brentwood, TN 37027**	**Same Address as New Owner**	**171040A01300CO**

WARRANTY DEED

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, **Larry Cox and wife, Wendy Cox**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher M. Banet and Nicole Banet, 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:

Being Lot 13, on the plan of Section 1, Brownstone, as shown on Plat of Record in Plat Book 9700, page 496 and 497, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory T. Stallworth and Lorraine M. Stallworth by deed dated 05/20/1999 filed for record on 06/04/1999 in Book 11511, Page 944, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L&H Trust from Weissman Nowack Curry & Wilco, PC as Successor Trustee by Successor Trustee's Deed dated June 28, 2012 filed for record on June 29, 2012 in Instrument #20120629-0057171 in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Larry Cox and wife, Wendy Cox from L&H Trust by deed dated 07/03/2012 filed for record on 07/10/2012 in Instrument No. 20120710-0060574, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5433 Brownstone 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, have 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 my hand this 30 day of October, 2012.

BILL GARRETT, Davidson County
Trans: T20120084792 DEEDWARR
Recvd: 11/06/12 10:38 2 pgs
Fees: 13.00 Taxes: 1243.20
20121106-0102297

Larry Cox

Wendy Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry Cox and wife, Wendy Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of October, 2012.

Notary Public

Commission Expiration: 11/14/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY