Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 19th day of November 2012.

Notary Public
My commission expires: Sept 9, 2014

My Commission Expires September 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura Cox 4130 Lealand Dr. Nashville TN 37204	New Owner	132050E00100CO

BILL GARRETT, Davidson County
Trans:T20120089287 DEEDWARR
Recvd: 11/21/12 14:11 3 pgs
Fees:18.00 Taxes:1313.50
20121121-0107615

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Charles Hawkins and wife Patricia Hawkins hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Laura Cox and husband Joe Cox hereinafter called the Grantee(s) 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 Unit A of Outer Drive Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Outer Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20051216-0151270, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Outer Drive Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20051216-0151270, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Charles Hawkins and Patricia Hawkins, husband and wife, by deed dated December 3, 2007 of record in Instrument No. 20071219-0145691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 1424 Pages 98 and 99, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Instrument No. 20051216-0151270, Register's Office for Davidson County, Tennessee 4) All matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Outer Drive Townhomes of record in Instrument 200512160151270, Register's Office for Davidson County, Tennessee. 5) Easement for Sanitary Sewers and/or Storm Drainage in Book 4099, page 340, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4130 Lealand Dr., Nashville, Tennessee 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 19th day of November, 2012.

Charles Hawkins by Patricia Hawkins, atty in fact
Charles Hawkins

Patricia Hawkins
Patricia Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Hawkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of November, 2012.

Notary Public

My Commission expires: 2/22/15

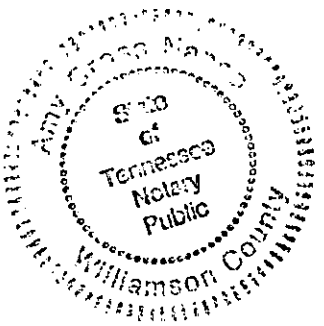
State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of November, 2012, before me personally appeared Patricia Hawkins 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 Charles Hawkins acknowledged that such person executed the same as the free act and deed of Charles Hawkins.

Notary Public

My Commission expires 2/20/15



FILE NO: 07356