Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott McLaughlin Natalie McLaughlin 4413 Prescott Road Nashville, TN 37204	new owner	132-11-63.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2013.

Notary Public

My Commission Expires: 9/8/13
(Affix Seal)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130009827 DEEDWARR
Recvd: 02/05/13 11:02 2 pgs
Fees:13.00 Taxes:1147.00
20130205-0011855

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Marie B. Cox, a widower, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Scott McLaughlin and wife, Natalie McLaughlin ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section III, Southmeade, as of record in Book 2900, page 92, as revised in Book 2900, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John R. Cox and wife, Marie B. Cox by Warranty Deed from Raleigh T. Blanks and wife, Mildred B. Blanks, dated February 5, 1961, filed February 9, 1961, in Book 3181, page 148, Register's Office for Davidson County, Tennessee.

The said John R. Cox died on or about October 28, 1985 leaving Marie B. Cox as surviving tenant by the entirety.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying her prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **4413 Prescott Road, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **January, 2013.**

GRANTOR(S)

Marie B. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Marie B. Cox** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **31st** day of **January, 2013.**

Notary Public

My Commission Expires

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013