THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13050102

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $436,300.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2013.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20130056421 DEEDWARR
Recvd: 07/02/13 15:35 2 pgs
Fees:13.00 Taxes:1614.31
20130702-0068505

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Herbold and Walker Herbold 808 Crestwood Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-06-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael G. Cox, Executor of the Estate of Marshall E. Cox, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John K. Herbold and Walker Herbold, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 18, CRESTWOOD ACRES, as shown on plat of record in Plat Book 1130, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marshall E. Cox, Jr., and spouse, Rita McGarrity Cox by Warranty Deed from Adrienne M. Williams, recorded on the 6th day of April, 1993 in Deed Book 8908, Page 175, in the Register's Office of Davidson County, Tennessee. The said Rita McGarrity Cox since died on March 2nd, 2010. Marshall E. Cox Jr. having died on January 23, 2013 and leaving a Last Will and Testament of record in Probate Docket No. 13P-392 in the Seventh Circuit for Davidson County, Tennessee (filed February 28, 2013 at 9:37 am). Said Last Will and Testament providing a specific provision on page 3, paragraph I, in which the real property shall be administered as part of his estate subject to the control of the executor pursuant to TCA 31-2-103. Letters of Testamentary signed on February 28, 2013 by Richard R. Rooker, Clerk, appointing Michael G. Cox as Executor of the estate of Marshall E. Cox Jr. and therefore empowering him to convey said property above

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRESTWOOD ACRES, as recorded in Plat Book 1130, Page(s) 60.

This is improved property located at 808 Crestwood Drive Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2013.

Estate of Marshall E. Cox, Jr.

BY: Michael G. Cox, Executor
Michael G. Cox, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael G. Cox, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Executor of The Estate of Marshall E. Cox, Jr., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of May, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014