THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Corey ~~X~~x Havens
804 Hallstone Court
Hermitage, TN 37076
SEND TAX BILLS TO:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20130073970 DEEDWARR
Recvd: 08/27/13 11:14 2 pgs
Fees:13.00 Taxes:725.20
20130827-0090245

WARRANTY DEED
(Map 098-050A-022.00CO)

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 all of which is hereby acknowledged, we, the undersigned, **JAMES W. COX and wife, FRANCINE COX**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **COREY~~X~~. HAVENS, married**, and wife, Joann Crawford Havens hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 48, on the Plan of Section One, Hampton Hall, according to plat and survey of same appearing of record in Plat Book 9700, pages 290 and 291, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Jim W. Cox and wife, Francine M. Cox, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, dated August 17, 1998, of record in Book 11073, page 731, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated February 20, 2009, the said Jim W. Cox and wife, Francine Cox, conveyed the property to James W. Cox and wife, Francine Cox, of record in Instrument No. 20090302-0018309, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, pages 290 and 291; to restrictive covenants of record in Book 10278, Page 257, Book 10301, page 184, Book 10444, page 460, Book 10640, page 947, Book 10956, page 520, Book 11372, page 852, and Book 11573, page 512; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 804 Hallstone Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2013 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 26th day of August, 2013.

JAMES W. COX

FRANCINE COX

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Cox and Francine Cox, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2013.

Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $196,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of August, 2013.

Notary Public

My commission expires: 9-9-13

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No. 20130403