THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13070212**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2013. Notary Public My Commission Expires: 12-27-15

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

BILL GARRETT, Davidson County
Trans:T20130075473 DEEDWARR
Recvd: 08/30/13 14:27 2 pgs
Fees:13.00 Taxes:2294.00
20130830-0091982

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cheryl Louise Hiers and Jon L Erickson 2815 Blair Blvd A Nashville TN 37212	New Owner	Tax Parcel ID No. 104-10-0-234.00

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, **Angie Robinson Cox and husband, Warren B. Cox, Jr.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl Louise Hiers , unmarried and Jon L Erickson, unmarried as joint tenants in common with right of survivorship**, ("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 No. 5 on the Plan of Bransford Realty Co's Subdivision Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angie Robinson Cox and husband, Warren B. Cox, Jr. by Warranty Deed from Jessica Prentiss of record at Instrument No. 20071030-0127792, Register's Office for Davidson County, Tennessee, dated October 26, 2007 and recorded on October 30, 2007.

The execution of this instrument is effected by the signature of Paula Cirulli as Attorney-in-Fact for Warren B Cox, Jr., which Power of Attorney is recorded in Instrument No. 20130830-0091981, said Register's Office.

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.

Taxes for the year 2013 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.

This is improved property located at 2815 Blair Blvd A Nashville TN 37212

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 August, 2013.

Angie Robinson Cox

Warren B. Cox, Jr., by Paula Cirulli as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angie Robinson Cox, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paula Cirulli** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Warren B Cox, Jr.,** of 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 August, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014