File 26074-8 BOX 14

| WARRANTY DEED | State of Tennessee<br>County of Davidson |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20140043152 DEEDWARR<br>Recvd: 06/18/14 13:02 2 pgs<br>Fees:13.00 Taxes:592.00<br>20140618-0053176 | The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.**<br>Affiant<br>Subscribed and sworn to before me, this the 16th day of June, 2014.<br>Notary Public<br>My commission expires: 2/13/17<br>(AFFIX SEAL) |

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Cory T. Cox<br>Jamie R. Cox | Renasant Bank | Map 061-06-0 Parcel 150-00 |
| 426 Broadmoor Drive | 2001 Park Place North, Suite 650 | |
| Nashville, TN 37216 | Birmingham, AL 35203 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Malenda Gayle Zastrow, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Cory T. Cox and Jamie R. Cox, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 7, on the Plan of Section 14, Gra-Mar Acres, of record in Book 4300, Page 53, Register's Office for Davidson County, Tennessee, described as follows:**

**BEGINNING at a point in the south margin of Broadmoor Drive, at the corner Lots of 6 and 7; thence with the line between said Lots, southerly 213.6 feet to a point in the north line of Lot 11; thence with the line between Lots 7, 11 and 12, easterly 106.6 feet to a corner of Lots 7 and 8; thence with the line between said lots, northerly 208.2 feet to a point in the south margin of Broadmoor Drive; thence with the margin of the same, westerly 96 feet to the point of beginning.**

**INCLUDED in above description but EXCLUDED therefrom is the property as described in Quitclaim Deed to U. E. Griggs and wife, Christine Griggs, from Mary Sue Johnson Brooks of record in Book 5575, Page 127, said Register's Office, to which reference is hereby made for a more complete description.**

**BEING part of the same property conveyed to Walter F. Brooks and wife, Mary Sue Brooks, by Deed dated May 26, 1967 from Elmer I. Kent and Carl H. Hutson, of record in Book 4137, Page 90, Register's Office for Davidson County, Tennessee, and further conveyed to Mary Sue Johnson Brooks by Quitclaim Deed dated January 29, 1980 from Walter F. Brooks, of record in Book 5560, Page 535, said Register's Office. The said Mary Sue Brooks being one and the same as Mary Sue Johnson Brooks. Mary Sue Johnson Brooks died on November 7, 2013. The said property was devised to Gayle Zastrow by the Last Will and Testament of Mary Brooks, of record in Docket No. 13P-2007, Probate Court for said county.**

**THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.**

**CONVEYANCE of the above described parcel of land is subject to the following:**

**THE Plan of record in Book 4300, Page 53, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

This is improved (__X__) Unimproved (____) property, known as **426 Broadmoor Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this **16th** day of **June, 2014.**

Malenda Gayle Zastrow

**Malenda Gayle Zastrow**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Malenda Gayle Zastrow,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **June, 2014.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 2/13/17