THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061121** BILL GARRETT, Davidson County Trans:T20140047375 DEEDWARR Recvd: 07/02/14 14:43 2 pgs Fees:13.00 Taxes:950.90 20140702-0058449	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $257,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-11-2017

WARRANTY DEED

Address New Owner: Burrell C. Davis, II and Kelly A. Davis 409 Spickard Court Nashville, TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 058-09-0-A-200.00 CO

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, **Ryan D. Cox and Wendy Michelle Cox, husband and wife, as Tenants in Common with Right of Survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Burrell C. Davis, II and Kelly A. Davis, 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 191, JORDAN RIDGE AT EATON'S CREEK, PHASE 7-SECTION 1, as shown on plat of record in Instrument No. 20070824-0101605, 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 by Quitclaim Deed from Ryan D. Cox, unmarried, and Wendy M. Barger, unmarried to Ryan D. Cox and Wendy Michelle Cox, husband and wife, as Tenants in Common with Right of Survivorship as recorded on the 8th day of January, 2009 in Instrument No. 20090108-0001846 and Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Ryan D. Cox, unmarried, Wendy M. Barger, unmarried, as Tenants in Common with Right of Survivorship as recorded on the 1st day of July, 2008 in Instrument No. 20080701-0067508, in the Register's Office of Davidson County, Tennessee.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JORDAN RIDGE AT EATON'S CREEK, PHASE 7-SECTION 1, as recorded in Instrument No. 20070824-0101605.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20000915-0092002, 20011025-0117168, 20020828-0103983, 20041229-0153372, 20061120-0143523 (as to Creekside Trails), 20061120-

0143524 (Jordan Ridge) and 20070905-0106402 (Supplemented Phase 7, Section 1).

Charter of Eaton's Creek Park Homeowners Association recorded at Instrument No. 20011126-0128291.

Easement for Sewer/Storm Drainage, recorded in Book 8326, Page 230.

Easement for Water Mains/Appurtenances, recorded in Book 6255, Page 578.

Storm Water Detention Agreements recorded at Instrument Nos. 20001011-0100954, 20031010-0150887, 20060126-0009689 and 20070112-0005338.

Agreement for Rights and Obligations recorded at Instrument No. 20041229-0153373.

This is improved property located at 409 Spickard Court Nashville, TN 37218.

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 30th day of June, 2014.

Ryan D. Cox

Wendy Michelle Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan D. Cox and Wendy Michelle 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 30th day of June, 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY