Davidson County DEEDWARR
Recvd: 08/27/14 13:22 4 pgs
Fees:23.00 Taxes:6382.50
20140827-0078213

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31826A**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,725,000.00. Affiant Subscribed and sworn to before me this 27th day of August, 2014. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charles L. Cox III and Joy D. Cox 4504 Millrace Lane Nashville, TN 37205	New Owner	Map and Parcel No.: 1160701220

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, **Katie G. Steele, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles L. Cox, III and wife Joy D. Cox** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4504 Millrace Lane, Nashville, TN 37205.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Thomas R. Steele joins in the execution of this instrument for the purpose of conveying all of his marital interest, if any in the subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2014.

Katie G. Steele

Katie G. Steele

Thomas R. Steele

Thomas R. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katie G. Steele and Thomas R. Steele**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2014.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Millrace Subdivision, of record in Plat Book 9700, page 492, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tom R. Steele and wife, Katie G. Steele, by deed dated January 6, 1998, from John Alden Rodgers, of record in Book 10748, page 307, Register's Office for Davidson County, Tennessee. Tom R. Steele conveyed his interest in subject property to Katie G. Steele by quitclaim deed dated October 3, 2002, of record in Instrument No. 20021007-0121917, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 070 12200.
2. Belle Meade City taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No.: 116 070 12200.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Millrace, of record in Book 10656, page 220, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Millrace Subdivision Community Association, Inc. of record in Bok 10674, page 272, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 492 and 501, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6975, page 16, Register's Office for Davidson County, Tennessee.
7. Channel Easements in Book 5802, page 862, rerecorded in Book 5911, page 757, Book 5802, page 874, rerecorded in Book 5911, page 769, and Book 5802, page 890, rerecorded in Book 5911, page 785, Register's Office for Davidson County, Tennessee.

True Copy Certification

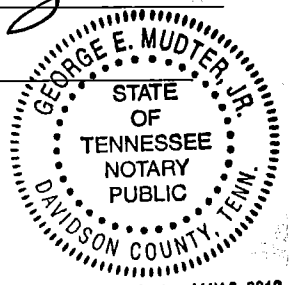
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016