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. 31924-08-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,295,000.00. Affiant Subscribed and sworn to before me this 26th day of August, 2014. Notary Public My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2015

WARRANTY DEED

Address New Owner: Michael Gorney, Susan Gorney 122 Taggart Ave. Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 13005007700

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, **Charles Patrick Cox and wife, Robin H. Cox**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Gorney and wife, Susan Gorney** ("Grantee"), its successors, 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 122 Taggart Ave., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

BILL GARRETT, Davidson County
Trans:T20140064966 DEEDWARR
Recvd: 09/02/14 14:26 3 pgs
Fees:18.00 Taxes:4791.50
20140902-0079923

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2014.

Charles Patrick Cox

Robin H. Cox

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles Patrick Cox and Robin H. Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10, Block "G" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, as of record in Plat Book 1130, page 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Patrick Cox and wife, Robin H. Cox, by deed dated August 29, 2008, from Novotny Custom Homes, Inc a Tennessee corporation, of record in instrument No. 20080905-0091079, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 13005007700.
2. All matters appearing on the Plan of record as Book 1130, page 72, Register's Office for Davidson County, Tennessee.