Davidson County DEEDWARR
Recvd: 09/22/14 11:27 4 pgs
Fees:23.00 Taxes:2127.50
**20140922-0086682**

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31921-07-2014** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.<br>Affiant<br>Subscribed and sworn to before me this 22nd day of September, 2014.<br>Notary Public for the State of Tennessee<br>My commission expires _____ |

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Matthew C. Cox and Kelly E. Cox<br>6048 Robin Hill Road<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Pinnacle Bank<br>150 3rd Avenue South, Ste. 900<br>Nashville, TN 37201 | **Tax Information:**<br>Map and Parcel No.:<br>115 120 03400 |

**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, **William O. Greene, III, unmarried, and Nathaniel J. Greene, Executor of the Estate of Vonceil J. Greene,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew C. Cox and Kelly E. Cox, husband and wife,** ("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 6048 Robin Hill Road, 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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, 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.

**IN WITNESS WHEREOF**, Grantors have executed this instrument on the 22nd day of September, 2014.

William O. Greene, III

Nathaniel J. Greene, Executor of the
Estate of Vonceil J. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William O. Greene, III**, 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 at office this 22nd day of September, 2014.

Notary Public for the State of Tennessee

My commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nathaniel J. Greene, Executor of the Estate of Vonceil J. Greene**, 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 in the capacity and for the purposes therein contained.

Witness my hand at office this 22nd day of September, 2014.

Notary Public for the State of Tennessee

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. 27 on the Plan of West Meade Village Section "E" as of record in Plat Book 2331, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 27 fronts 173.0 feet on the northwesterly margin of Robin Hill Road and extends back 401.0 feet on the northeasterly line and 400.0 feet on the southwesterly line to a broken line in the rear, measuring 171.1 feet thereon.

Being the same property conveyed to William O. Greene, III and spouse Catherine R. Greene a three-eighths interest, and Vonceil J. Greene a five-eighths interest, by Warranty Deed dated November 30, 2005, from Larry E. Douglass, Trustee of the Larry E. Douglass Living Trust, and Julia E. Douglass, Trustee of the Julia E. Douglass Living Trust, of record in Instrument No. 20051201-0144550, Register's Office for Davidson County, Tennessee. The said Catherine R. Greene having since died on October 9, 2012. The said Vonceil J. Greene having since died on March 2, 2014, and by Last Will and Testament of record in Davidson County, Tennessee Probate Court Clerk's Office Docket No. 14P-550, Vonceil J. Greene directed that her real property be held, administered, and distributed by the executor of her estate as part of her probate estate. Letters Testamentary were issued to Nathaniel J. Greene.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable, which have been prorated between the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2331, page 77, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

