BILL GARRETT, Davidson County
Trans:T20150054361 DEEDWARR
Recvd: 07/06/15 15:37 2 pgs
Fees:13.00 Taxes:740.37
20150706-0065355

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-6020

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF July, 2015.

Notary Public

Commission Expiration: _____

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 24, 2017

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Cox Ohana, LLC 300 Harpeth Ridge Dr. Nashville, TN 37221	Cox Ohana, LLC 300 Harpeth Ridge Dr. Nashville, TN 37221	155030A01200C0

WARRANTY DEED

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

Phyllis S. Wientraub and Karen W. Coston, Trustees of the Nashville Realty Trust, II

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cox Ohana, LLC

HEREINAFTER CALLED THE GRANTEES, HIS 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. 6 on the plan of Rolling River Estates, Section I, as of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Realty Trust II on 09/03/1997, by deed from Geoffrey Coston and wife, Karen Weintraub, filed for record on 11/13/1997 in Book 10682, page 764, Register's Office for Davidson County, Tennessee. And further corrected in Correction Deed dated 6/22/15 from Geoffrey Coston and wife, Karen W. Coston (fka Karen Weintraub) to Phyllis S. Weintraub and Karen W. Coston, Trustees of the Nashville Realty Trust II, filed for record on July 6, 2015 in Book * , page _____, Register's Office for Davidson County, Tennessee. * 20150706-0065354

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **7305 Rolling River Pkwy., Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with 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 hand this 25th day of June, 2015.

Nashville Realty Trust II By
Karen W. Coston, Trustee

STATE OF Maine
COUNTY OF Cumberland

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Karen W. Coston**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Trustee of the Nashville Realty Trust II**, the within named bargainor, a trust, and that she as such **Trustee**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by herself as **Trustee**.

Witness my hand and official seal at office this 25th day of June, 2015.

Notary Public

Commission Expiration: _____

BENJAMIN CHIPMAN
Notary Public, Maine
My Commission Expires January 22, 2018