Davidson County	DEEDWARR
Recvd: 10/28/15 09:08	4 pgs
Fees:23.00 Taxes:699.30	
20151028-0109500	

#32680

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32680-10-2015** **Record & Return To:** **First Title and Escrow Company, Inc.** **3811 Bedford Avenue, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $189,000.00. Affiant Subscribed and sworn to before me this 23rd day of October, 2015. 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: Joshua D. Cox, Hiram A. Cox 3525 West End Ave. Unit C1 Nashville, TN 37205	**Send Tax Bills To:** Landmark Community Bank 1000 Ridgeway Loop Road #103 Memphis, TN 38120	**Tax Information:** Map and Parcel No.: 104 09 0 U 003 00CO

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 P. Hargraves, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua D. Cox, unmarried, and Hiram A. Cox, a married man, as joint tenants with the right of survivorship** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 3525 West End Ave. Unit C1, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of October, 2015.

Ryan P. Hargraves

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 23rd day of October, 2015.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C1, together with the appurtenant interest in the common elements of The Historic Elmington Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20081103-0109021, as amended in Instrument No. 20090623-0058248, Instrument No. 20110908-0069706, Instrument No. 20150223-0015292, and Instrument No. 20150901-0088624, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Ryan P. Hargraves, unmarried, by Special Warranty Deed dated September 30, 2010 from Elmington Nashville, LLC, an Ohio limited liability company, of record in Instrument No. 20101004-0078999, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Historic Elmington Condominium, of record in Instrument No. 20081103-0109021, amended in Instrument No. 20090623-0058248, Instrument No. 20110908-0069706, Instrument No. 20150223-0015292, and Instrument No. 20150901-0088624, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Book 332, page 154, Register's Office for Davidson County, Tennessee.
4. Lack of right of access to and from controlled access highway (I-440).
5. Terms and Conditions and Restrictions of Conservation Zoning of record as Bill No. B12005-615 Metro Clerks Office for Davidson County, TN, together with any restrictions implsed by the Metropolitan Historic Zoning Commission, not of record.
6. Terms, conditions and Restrictions of Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476, of record in the Metropolican Clerk'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, GERALD G. PATTERSON, 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:

