DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,000.00.

Vicki Dulin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of October, 2015.

NOTARY PUBLIC

My commission expires: 12/18/17

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150094121 DEEDWARR
Recvd: 11/04/15 13:06 2 pgs
Fees:13.00 Taxes:869.50
20151104-0112480

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jarma L. Brown and Veronica Brown (NAME)	U.S. Bank N.A. (NAME)	16206009700
230 Sterry Court (ADDRESS)	3180 Rider Trail South (ADDRESS)	
Antioch, TN 37013	Earth City, MO. 63045	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Allison Cox and Donna Cox, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jarma L. Brown and Veronica Brown, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Section One, Malone Subdivision, of record in Book 8250, page 508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Cox and wife, Catherine Lynn Cox by deed from William T. Malone and wife, Veda W. Malone of record in Book 9831, Page 503, Register's Office of Davidson County, Tennessee. Being the same property further conveyed to James A. Cox and wife, Catherine Lynn Cox by deed from Jones Enterprises, Inc. of record in Book 9831, page 506, Register's Office of Davidson County, Tennessee. Being the same property further conveyed to James a. Cox and wife, Catherine Lynn Cox by deed from the Malone Family Living Trust of record in Book 9831, page 509, Register's Office of Davidson County. Tennessee. Being the same property further conveyed to James Allison Cox by deed from Lynn Malone a/k/a Catherine Lynn Cox of record in Instrument No. 20041029-0130274, Register's Office of Davidson County, Tennessee. The said James A. Cox and James Allison Cox being one in the same.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 230 Sterry Court, Antioch, TN 37013

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(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of October, 2015.

James Allison Cox

Donna Cox

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Allison Cox and Donna Cox, the herein bargainor, 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 and official seal, this the 30th day of October, 2015.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122