RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20150106533 DEEDWARR
Recvd: 12/17/15 10:24 2 pgs
Fees:13.00 Taxes:1147.00
20151217-0126896

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of December, 2015, by and between Freda H Cousin and Michael L Cousin, a married couple, party of the first part, and PFOX, LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 3 ON THE PLAN OF SECTION NINETY-FOUR, EDGEHILL ESTATES, AS OF RECORD IN BOOK 4715, PAGE 185 AND CORRECTED IN BOOK 4892, PAGE 30, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Michael L. Cousin and Freda H. Cousin by virtue of that certain Quit Claim Deed dated December 14, 2012, at Instrument No. 20121226-0118664, Affidavit of Correction at Instrument No. 20060707-0081796, Quit Claim Deed at Instrument No. 20060519-0059231 and Warranty Deed at Book 6744, Page 362 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4715, Page 185 and corrected at Plat Book 4892, Page 30, Book 4220, Page 723, Book 6236, Page 263, Book 4175, Page 185, Book 4892,Page 30 in the Register's Office of Davidson County, Tennessee; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Freda H. Cousin
Freda H Cousin

Michael L. Cousin
Michael L Cousin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Freda H Cousin and Michael L Cousin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: PFOX, LLC

Tax Parcel No 10505053900

Property Address: 1006 Wade Ave
Nashville, TN 37203

MAIL TAX BILLS TO: new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $310,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Bonita Martin
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of December, 2015.

Kathy Snider
Notary Public

My Commission Expires:_____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018