BILL GARRETT, Davidson County
Trans:T20160070695 DEEDWARR
Recvd: 08/15/16 14:27 2 pgs
Fees:13.00 Taxes:571.65
20160815-0084914

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Integrity Title & Escrow, LLC
380 S. Lowe Ave.
Cookeville, TN 38501

SEND TAX BILLS TO: Owner
Name Tommy L. Thomas
Address 316 Midtown Trail
City Mt Juliet State TN Zip 37122
Map 72-9 Parcel 211

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

We, **Almeatricee J. Williams-Cox and Brian L. Cox, wife and husband,** have this day bargained and sold, and do hereby transfer and convey unto **Brad S. Downs, an unmarried person, a seventy-five percent interest and Tommy L. Thomas and wife Gillian Eftekhari-Thomas, a twenty-five percent interest,** their heirs and assigns, hereinafter referred to as "GRANTEES", the following described tract or parcel of land located in DAVIDSON COUNTY, TENNESSEE, as follows:

> Being the westerly 65 feet of the easterly 115 feet of Lot No. 23 on the map of East Hill Addition, as of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

THE PREVIOUS AND LAST conveyance being a Quitclaim Deed from Alematricee J. Williams n/k/a Almeatricee J. Williams-Cox to Almeatricee J. Williams Cox and Brian L. Cox, wife and husband recorded in Deed Book 20041007, page 0121319 Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this the 11th day of August, 2016.

Almeatricee J. Williams-Cox
Almeatricee J. Williams-Cox

Brian L Cox
Brian L. Cox

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, David L Moore Notary Public of this county, **Almeatrice J. Williams-Cox and Brian L. Cox, wife and husband**, the within named bargainor(s), 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 OUR HANDS, at office, this 11th day of August 2016.

NOTARY PUBLIC

My Commission Expires:
11-17-18

DAVID L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is $154,500.00

AFFIANT

Subscribed and sworn to before me, this the 10th day of August, 2016.

NOTARY PUBLIC REGISTER

My Commission Expires:
11-17-18

DAVID L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY