Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2016050133TN

BILL GARRETT, Davidson County
Trans:T20160074702 DEEDWARR
Recvd: 08/26/16 11:16 2 pgs
Fees:13.00 Taxes:1154.40
20160826-0089546

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Brandon S. Hayden and Jill R. Hayden	(Name) Brandon S. Hayden and Jill R. Hayden	155-03-0A-012.00CO
(Address) 7305 Rolling River Pkwy	(Address) New Owner	
(City) (State) (Zip) Nashville, TN 37211	(City) (State) (Zip)	

THIS INDENTURE made and entered into this **08/23/16** by and between **Cox Ohana, LLC, a Tennessee Limited Liability Company**, party of the first part and **Jill R. Hayden and Brandon S. Hayden, wife and husband**, party of the second part,

WITNESSETH: This for and in consideration of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the party of the second part and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part, their successors, heirs and assigns, that certain improved real estate situated and being in the City of Nashville, County of Davidson, 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 1, as of record in record Book 4890, Page 27 in the Office of the Register of Deeds for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

This being the same property conveyed to Cox Ohana, LLC by Warranty Deed dated June 25, 2015 from Phyllis S. Weintraub and Karen W. Coston, Trustees of the Nashville Realty Trust, II filed for record July 6, 2015 in Instrument Number 20150706-0065355 in the Office of the Register of Deeds for Davidson County, Tennessee.

This conveyance is subject to: 2016 County Taxes a lien against said property but not yet due and payable. Said taxes have been prorated with Grantor paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easement of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declaration and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID #155-03-0A-012.00CO
X Improved OR
Unimproved property located at: **7305 Rolling River Parkway, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she/they warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is being referred to and pronouns shall be construed according to their proper gender and number according to the context hereof. Whenever 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 our hand as of the 23rd day of August 2016 the party of the first part of the day and year first written above.

Cox Ohana, LLC, a Tennessee Limited Liability Company

By: Laura Taylor Cox, Member
Name/Title: Laura Taylor Cox, Member

By: Aaron Cox, Member
Name/Title: Aaron Cox, Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laura Taylor Cox**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be a **Member** of **Cox Ohana, LLC, a Tennessee Limited Liability Company** the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained

Witness my hand and official seal, at office located in Murfreesboro, Tennessee this 23rd day of August 2016.

GINNY KESTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: _____

State of Tennessee
County of Rutherford

MY COMMISSION EXPIRES:
JUNE 18, 2017

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Aaron Cox**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be a **Member** of **Cox Ohana, LLC, a Tennessee Limited Liability Company** the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained

Witness my hand and official seal, at office located in Murfreesboro, Tennessee this 23rd day of August 2016.

GINNY KESTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES:
JUNE 18, 2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $312,000.00.

Molly Spitzfrage
Affiant

Subscribed and sworn before me this 24th day of August 2016.

Tara Jones
Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018