THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099414** BILL GARRETT, Davidson County Trans:T20160098299 DEEDWARR Recvd: 11/07/16 10:14 2 pgs Fees:13.00 Taxes:1406.00 20161107-0117514	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00 Affiant Subscribed and sworn to before me, this 3rd day of November, 2016. Notary Public My Commission Expires: 3/20/18 TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Erin Marshall and Clayton Marshall 420 Rosehill Drive Goodlettsville TN 37072-1615	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 025-11-0-005.00

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, **Philip Cox and Susan Cox, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Erin Marshall and Clayton Marshall, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Section Three, Ranchwood Estates of record in Plat Book 3300, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip Cox and Susan Cox, husband and wife by Warranty deed from Refreshco, LLC, a Tennessee limited liability company of record in Instrument No. 20141021-0096843 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 21, 2014 and Correction Deed recorded on March 22, 2016, in Instrument No. 20160322-0027163.

The execution of this instrument is effected by the signature of Luke Krehbiel as Attorney in fact for Philip Cox, which Power of Attorney is recorded in Instrument No. 20161107-0117512, and also by the signature of Luke Krehbiel as Attorney in fact for Susan Cox, which Power of Attorney is recorded in Instrument No. 20161107-0117513 both is said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3398, Page 479, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement of record in Book 5847, Page 940, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 420 Rosehill Drive Goodlettsville TN 37072-1615

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantors have executed this instrument on this 3rd day of November, 2016.

Philip Cox by Luke Krehbiel as Attorney in fact

Susan Cox by Luke Krehbiel as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luke Krehbiel,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Philip Cox,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of November, 2016.

Notary Public My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luke Krehbiel,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Philip Cox,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of November, 2016.

Notary Public My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018