BILL GARRETT, Davidson County
Trans:T20160113610 DEEDQC
Recvd: 12/27/16 12:59 4 pgs
Fees:22.00 Taxes:0.00
20161227-0135579

This Instrument Prepared From Information Furnished by the Parties by:
Clay Bass Wood
Wood Land Service, LLC
6653 Cabot Dr.
Nashville, TN 37209

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNER
Mary Joanna Cox 2640 Woodberry Drive Nashville, Tennessee 37214-2809	Mary Joanna Cox 2640 Woodberry Drive Nashville, TN 37214-2809

STATE OF TENNESEE)
ss.:
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of the sum of ONE AND NO/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration:

We, the undersigned, **HOLLY JOYCE PARSONS, F/K/A HOLLY JOYCE COX, MARY JOANNA COX A/K/A MARY JOANNA COX MCRAE, GARY JAMES COX, JAQUELINE R. MAYTON F/K/A JAQUELINE COX AND TONY LLOYD COX, HEIRS OF CAROLYN JOYCE COX, DECEASED JANUARY 22, 2006** (Grantors), hereby quitclaim unto **MARY JOANNA COX A/K/A MARY JOANNA COX MCRAE** (Grantee) and Grantee's successors and assigns all of Grantors' interest in a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 123 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119 in the Register's Office for said County.

Said Lot No. 123 fronts 77 feet on the northerly side of Woodberry Drive and runs back 351.1 feet on the easterly line and 342.7 feet on the westerly line, to a dead line in the rear, measuring 77.6 feet thereon.

Being the same property conveyed to Carolyn Joyce Cox by Marital Dissolution Agreement from Gary Dale Cox dated August 23rd 1988 of record in Book 7911, page 7, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gary Dale Cox and wife, Joyce W. Cox, by Warranty Deed from Lloyd H. Weathers and wife, Nola H. Weathers dated December 23rd 1964 of record in Book 3849, page 31, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easements found in the Davidson County Register's Office, and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said tract or parcel of land, that we have the right to convey same and that that the same is unencumbered EXCEPT for any real estate taxes which are to be pro-rated and assumed by the GRANTEES.

HOLLY JOYCE PARSONS F/K/A HOLLY JOYCE COX executes this Quitclaim Deed as Attorney-in-Fact under Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee on behalf of JAQUELINE R. MAYTON F/K/A JAQUELINE COX, TONY LLOYD COX A/K/A ANTHONY LLOYD COX and GARY JAMES COX, heirs and children of Carolyn Joyce Cox, who died intestate January 22, 2006.

IN WITNESS WHEREOF, I have hereunto set my signature, this 20th day of December, 2016.

Holly Parsons

HOLLY JOYCE PARSONS

Gary James Cox by Holly Parsons

GARY JAMES COX

BY: HOLLY JOYCE PARSONS HIS ATTORNEY-IN-FACT

Tony Lloyd Cox
By Holly Parsons

TONY LLOYD COX

BY: HOLLY JOYCE PARSONS HIS ATTORNEY-IN-FACT

Jacqueline R Mayton by
Holly Parsons

JACQUELINE R. MAYTON

BY: HOLLY JOYCE PARSONS HER ATTORNEY-IN-FACT

Mary J. Cox

MARY JOANNA COX

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

Holly Joyce Parsons and Mary Joanna Cox A/K/A Mary Joanna Cox Mcrae personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Mary Joanna Cox A/K/A Mary Joanna Cox Mcrae, the bargainers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Tennessee this 27th day of December, 2016.

Notary Public

My commission expires: 11/5/2019

STATE OF TENNESSEE

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

COUNTY OF DAVIDSON

On this 27th day of December, 2016, before me personally appeared Holly Joyce Parsons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **GARY JAMES COX, JAQUELINE R. MAYTON F/K/A JAQUELINE COX AND TONY LLOYD COX** pursuant to a General Power of Attorney and being recorded simultaneously herewith in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of **GARY JAMES COX, JAQUELINE R. MAYTON F/K/A JAQUELINE COX AND TONY LLOYD COX**, as his attorney in fact.

Witness my hand and seal this 27th day of December 2016.

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:

11/5/2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration given for this transfer is $1.00 dollars (ten dollars).

Affiant

Sworn to and subscribed before me this 27th day of December, 2016

Notary Public

My commission expires: 11/5/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
, Affiant
Subscribed and sworn before me this the
27 Day of DEC, 2016
Deputy Register