This instrument prepared by:
Jack F. Stringham II, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville TN 37219

BILL GARRETT, Davidson County
Trans:T20170007405 DEEDWARR
Recvd: 01/25/17 15:50 4 pgs
Fees:23.00 Taxes:3626.00
20170125-0008349

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Michael Cox and Debbie Cox	(NAME) Same	Map-Par. 159-03-0-045.00
(STREET ADDRESS) 5453 Camelot Road Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TRUSTEES OF THE FIRST PRESBYTERIAN CHURCH AT NASHVILLE and THE OAK HILL SCHOOL** (hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL COX and wife, DEBBIE COX** (hereinafter called the "Grantees"), and Grantees' heirs, successors, assigns and representatives, all of Grantors' interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $980,000.00

Subscribed and sworn to before me this the 25th day of January, 2017.

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

My commission expires: 3/6/18
(Affix Seal)

Notary Public

This is unimproved property known as 5453 Camelot Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs, successors and assigns forever. Grantors do hereby release and relinquish unto Grantees,

Grantees' heirs, successors and assigns forever, all of their right, title and interest in and to said property, and do hereby covenant to and with Grantees, Grantees' heirs, successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of record, (ii) liens for taxes and assessments not yet due and payable which have been prorated, and (iii) zoning ordinances and requirements affecting the Property, against the lawful claims of all persons whomsoever. Wherever 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 this 25th day of January, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized agent on said day and date.

TRUSTEES OF THE FIRST PRESBYTERIAN CHURCH AT NASHVILLE

By: _____
James A. Webb III, Secretary

THE OAK HILL SCHOOL

By: _____
Jenifer H. Hinote, Head

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Webb III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized officer of Trustees Of The First Presbyterian Church At Nashville, the within named bargainor, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such authorized officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of January, 2017.

(SEAL)

_____
Notary Public

My commission expires: 3/6/18

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jenifer H. Hinote, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an authorized officer of The Oak Hill School, the within named bargainor, and that she as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as such authorized officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of January, 2017.

(SEAL)

Notary Public

My commission expires: 3/6/18

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled the Final Plat of High Ridge Subdivision, Phase Two, of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAPELAND HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HIGH RIDGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20020107-0002232, dated December 28, 2001, said Register's Office.

Being the same property conveyed to S&J INVESTMENTS OF FRANKLIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from CAPELAND HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20051020-0126880, dated October 19, 2005, said Register's Office.

Being the same property conveyed to HMT HOLDINGS, INC., A TENNESSEE CORPORATION AND ALAN OAKLEY, by quitclaim deed from S&J INVESTMENTS OF FRANKLIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120521-0043739, dated May 7, 2012, said Register's Office.

Being the same property conveyed to HMT HOLDINGS, INC., A TENNESSEE CORPORATION , by quitclaim deed from ALAN OAKLEY, of record in Instrument No. 20150901-0088620, dated August 19, 2015, said Register's Office.

Being the same property conveyed to TRUSTEES OF THE FIRST PRESBYTERIAN CHURCH AT NASHVILLE AND THE OAK HILL SCHOOL, by quitclaim deed from HMT HOLDINGS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20161123-0123736, dated November 21, 2016, said Register's Office.