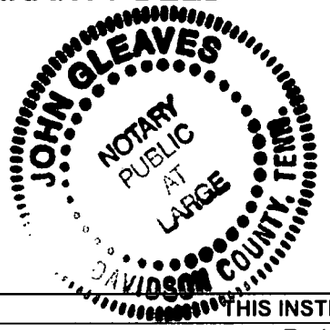
WARRANTY DEED



J-UHS-17-5133-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachelle Branson and Kevin Crossman	**New Owner**	
(NAME)	(NAME)	**096-05-0-072.00**
P.O. Box 163		
(ADDRESS)	(ADDRESS)	
Fairfield, CA 94523		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY JOANNA COX AKA MARY JOANNA COX MCRAE, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHELLE BRANSON AND KEVIN CROSSMANTENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) (s) 117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee

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 Gary Dale Cox and wife, Joyce W. Cox, theirs heirs and assigns by Warranty deed from Lloyd H. Weathers and wife, Nola H. Weathers of record in Book 3849, page 31, Register's Office for Davidson County, Tennessee, dated December 23, 1964 and recorded on January 08, 1965.
The same property vested in Carolyn Joyce Cox by Final Decree of Divorce divesting from Gary Dale Cox dated August 23rd 1988 of record in Book 7911, Page 70, Register's Office for Davidson County, Tennessee. The said Carolyn Joyce Cox having since died intestate on January 22, 2008, leaving 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 as her heirs at law as noted in Affidavits of heirship recorded in Instrument No. 20170209-0013760 & 20170209-0013761, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Joanna Cox a/k/a Mary Joanna Cox McRae by Quitclaim deed from 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 of record in Instrument No. 20161227-0135579 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 27, 2016.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2640 Woodberry Drive , Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, 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.

BILL GARRETT, Davidson County
Trans:T20170012083 DEEDWARR
Recvd: 02/09/17 12:31 2 pgs
Fees:13.00 Taxes:370.00



20170209-0013762

Witness my/our hand(s) this the 7th DAY OF FEBRUARY, 2017.

Mary Joanna Cox

John McRae
Said Grantor joins in this conveyance to convey any marital interest he may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JOANNA COX AND JOHN MCRAE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212