BILL GARRETT, Davidson County
Trans:T20170017025 DEEDWARR
Recvd: 02/27/17 14:43 2 pgs
Fees:13.00 Taxes:222.00
20170227-0019466

Prepared by: Christina M. Bartee, BATSON NOLAN, PLC, 105 Fifth Avenue West, Suit 201, Springfield, Tennessee 37172

DAVY MAYES ET UX

TO: WARRANTY DEED

THOMAS W. COX, JR. ET UX

THIS WARRANTY DEED OF REALTY, executed as of the 22nd day of February, 2017, by Grantors, **DAVY MAYES AND TANYA MAYES, husband and wife**, to Grantees, **THOMAS W. COX, JR. AND TAMMY J. COX, husband and wife**, Witnesseth:

That Grantor(s), for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantee(s) to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, certain realty situated in the Davidson County, Tennessee, and bounded and described as follows:

Beginning at an iron pin in the westerly right-of-way,of Dickerson Pike, being the northeast corner of Tract #1, and being the southeast corner of this Tract #2. Thence, N 83 degrees 01 minutes 44 seconds W, 500.84 feet to an iron pin; thence, N 82 degrees 45 minutes 41 seconds W, 506.69 feet to an iron pin; thence, N 83 degrees 00 minutes 03 seconds W, 301.44 feet to an iron pin; thence, S 50 degrees 26 minutes 11 seconds W, 364.75 feet to an iron pin; thence, N 83 degrees 21 minutes 16 seconds W, 815.14 feet to an iron pin; thence, N 06 degrees 36 minutes 47 seconds E, 187.00 feet to an iron pin; thence, S 82 degrees 36 minutes 29 seconds E, 865.08 to an iron pin; thence, N 73 degrees 24 minutes 25 seconds E, 349.16 feet to an iron pin; thence, S 83 degrees 00 minutes 03 seconds E, 311.99 feet to an iron pin; thence, N 82 degrees 45 minutes 41 seconds E, 506.65 feet to an iron pin; thence, S 83 degrees 01 minutes 44 seconds E, 515.58 feet torn iron pin in the right-of-way of Dickerson Pike; thence,S 23 degrees 30 minutes 28 seconds W, 52.16 feet to the point of beginning, containing 6.22 acres, more or less, per survey by C&K Surveyors, LLC, dated October 12, 2015.

Being the same property conveyed to DAVY MAYES AND TANYA MAYES, HUSBAND AND WIFE, by deed from TRUSTEES OF MCFERRIN MISSIONARY BAPTIST CHURCH, A CORPORATION FORMERLY AND A/K/A MCFERRIN AVENUE MISSIONARY BAPTIST CHURCH, AN UNINCORPORATED CHURCH ASSOCIATION, of record in Instrument No. 20151208-0123317, dated December 7, 2015.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2017 taxes which are prorated and Grantees assumes; subject to Application for Greenbelt Assessment of record in Book 8943-, Page 909, said Register's Office and (b) Ingress/Egress easement of record in Instrument No. 20151208-0123317 and Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4956, page 161, said Register's Office for Davidson County, Tennessee. (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Instrument No.

20020108-0002645, said Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Davy Mayes Grantor

Tanya Mayes Grantor

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Davy Mayes and Tanya Mayes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 22nd day of February, 2017

My Commission Expires:
9/26/2017.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name
and Mailing Address:
Thomas W. Cox, Jr.
Tammy J. Cox
103 Yvonne Court
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:
SAME/OWNER

Property Address:
0 Dickerson Pike
Goodlettsville, TN, 37072

Map and Parcel No.
025-00-0-219.00

STATE OF TENNESSEE, DAVIDSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $60,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale
Affiant

Subscribed and sworn to before me this the 22nd day of February, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY