Davidson County DEEDWARR
Recvd: 04/21/17 11:29 4 pgs
Fees:23.00 Taxes:11840.00
20170421-0039327

#33544

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33544-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00. Affiant Subscribed and sworn to before me this 20th day of April, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: David F. Arnholt, Cynthia H. Arnholt 617 Westview Ave Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 03 0 022 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, **Thomas F. Cox and wife, Nan Burrus Cox** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David F. Arnholt and wife, Cynthia H. Arnholt** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 617 Westview Ave, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 20th day of April, 2017.

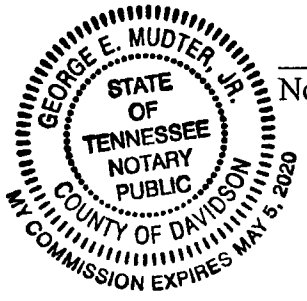
Thomas F. Cox

Nan Burrus Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas F. Cox and Nan Burrus Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 115.8 feet front and the 120.6 feet rear of Lot No. 172 and the northerly 100 feet of Lot No. 173 on the Plan of Royal Oaks Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, more particularly described as follows:

Said part of said lots adjoin and front together 215.8 feet on the westerly side of Westview Avenue and extends back 414.1 feet on the northely line of Pat of Lot No. 172 and 412 feet, 1 inch on the southerly line of Part of Lot No. 173 to a dead line in rear on which they measure 220.6 feet thereon.

Being the same property conveyed to Barbara H. Burrus as a tenant in common and to Thomas F. Cox and wife, Nan B. Cox, as tenants in common (with Thomas F. Cox and Nan B. Cox owning their tenant in common interest as tenants by the entirety with right of survivorship), by Quitclaim Deed dated June 14, 2007 from Jeffrey Mobley, Trustee of record in Instrument No. 20070824-0101231, Register's Office for Davidson County, Tennessee. Barbara H. Burrus died on November 13, 2014, and devised her entire interest in the subject property to the Trustees of the Barbara H. Burrus Living Trust dated September 14, 2004, by Will recorded in the Seventh Circuit Clerk's Office (Probate Divison) on January 22, 2015 under Docket No. 15P-20. By Co-Executors' Quitclaim Deed dated December 18, 2015, of record in Instrument No. 20151228-0130080, Nan Burrus Cox and Alan M. Turk, Co-Executors of the Estate of Barbara H. Burrus, deceased conveyed her interest in subject property to Nan Burrus Cox and Alan M. Turk, Trustee's of the Barbara H. Burrus Living Trust dated September 14, 2004. By Trustees' Deed dated December 18, 2015 of record in Instrument No. 20160111-0002727, Register's Office for Davidson County, Tennessee, Nan Burrus Cox and Alan M. Turk, Trustees of the Barbara H. Burrus Living Trust dated September 14, 2004 conveyed its interest in subject property to Nan Burrus Cox. Nan Burrus Cox conveyed her interst in property to Thomas F. Cox and wife, Nan Burrus Cox by Quitclaim deed dated December 18, 2015 of record in Instrument No. 20160125-0006739, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 130 03 0 022 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 03 0 022 00.
3. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

