THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1197

Map-Parcel No. 186 04 0A 391.00

Bill Garrett Davidson County
Batch# 76216 DEEDWARR
04/04/2018 11:13:48 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180404-0031580

Property Address:
9023 Macauley Lane, Nolensville, TN 37135

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WARRANTY DEED

Send Tax Statements To:
RENASANT BANK
2001 Park Place N Ste 650
Birmingham, AL 35203

Grantees' Name, Address:
JOSEPH GORDON BAILEY
GRETCHEN WACHTEL BAILEY
9023 macauley Lane
Nolensville, TN 37135

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JEFFREY T. COX and wife, REBECCA LEE COX**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **JOSEPH GORDON BAILEY and GRETCHEN WACHTEL BAILEY, husband and wife**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Final Plat Burkitt Place Phase 2D, Section 2 "Cluster Lot Subdivision" PUD# 2004P-035G12 of record in Plat at Instrument No. 20150818-0082791, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to JEFFREY T. COX and REBECCA LEE COX, husband and wife, from RONALD ARCAINI, by deed dated June 27, 2017, and recorded on July 10, 2017 of record in Instrument No. 20170710-0069213, Register's Office for Davidson, Tennessee.

This is property known as 9023 Macauley Lane, Nolensville, TN 37135.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book Instrument No. 20050920-0113225 and 20150818-0082791 Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060306-0025388, and amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 3845, page 754 and Book 4166, page 667, Register's Office for Williamson County, Tennessee.
5. Subject to Assignment of Developers Rights as contained in Instrument No. 20120106-0001500, Register's Office for Davidson County, Tennessee.
6. Subject to an Easement and Contribution Agreement as contained in Instrument No. 20050816-00096915, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement as contained in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.

8. Easement Agreement with Level 3 Communications as contained in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

9. Right-of-way easement granted to United Telephone Company as contained in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.

10. Inspection and Maintenance Agreement for Private Stormwater Management as contained in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee.

11. By-Laws of record in Book 3845, page 789, Register's Office for Williamson County, Tennessee.

12. Quitclaim Deed to the Homeowners Association for open space of record in Book 20170120-0006761, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 2nd day of ~~March~~ April, 2018.

JEFFREY T. COX

REBECCA LEE COX BY

REBECCA LEE COX

By: _____
JEFFREY T. COX, ATTORNEY IN FACT, OF RECORD IN INSTRUMENT NO. 20180404-0031579, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **JEFFREY T. COX**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 2nd day of ~~March~~ April, 2018.

Notary Public
My Commission expires: 12-01-20

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 2nd day of ~~March~~ April, 2018, before me personally appeared **JEFFREY T. COX**, 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 **REBECCA LEE COX**, and who acknowledged that he executed the same as the free act and deed of **REBECCA LEE COX**.

WITNESS my hand and official seal this 2nd day of ~~March~~ April, 2018.

My Commission Expires:
12-01-20

Notary Public

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$380,000.00**.

Affiant

SWORN TO and subscribed before me on this 2nd day of ~~March~~ April, 2018.

Notary Public
My Commission expires: 12-01-20

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY