ADDRESS NEW OWNER: Randy Willingham
Eva Willingham
313 Goldenrod Ct
Nashville, TN 37221

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

SEND TAX BILL TO: NEW OWNER

Karen Johnson Davidson County
Batch# 392673 DEEDWARR
04/28/2020 10:49:05 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200428-0044148

MAP-PARCEL NOS. 126160A18000CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Zachary L. Cox and Emily B. Cox, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Randy Willingham and Eva Willingham, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 74 on the Plan of Riverwalk Subdivision, Phase 1A, Section 2 and Phase 1B, a Planned Unit Development, as of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zachary L. Cox and wife, Emily B. Cox, from Angela Williams and husband, Bobby Williams, by Warranty Deed recorded on March 28, 2011, in Instrument No. 20110328-0023572, Register's Office for Davidson County, Tennessee.

This is property with a common address of 313 Goldenrod Court, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Instrument No. 20011105-0121083; 20020424-0050565; 20040430-0049313; and 20040506-0059185, said Register's Office.(4) By-Laws in Instrument Nos. 20011105-0121083; 20060320-0031638; 20061103-136691; 20061214-0154502; 20020424-0050565; 20040430-0049313; and 20040506-0051985, said Register's Office.(5) Charter for Homeowners Association in Instrument No. 20020425-0051371, and 20061214-0154502, said Register's Office.(6) Road and Utility Access Easement in Instrument No. 20010706-0072536, said Register's Office.(7) Stormwater Detention Agreements in Instrument No. 20010919-0101279, 20021119-0143687, and 20040826-0103240, said Register's Office.(8) Landscape Agreement in Instrument No. 20010919-0101280, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of April 2020.

Zachary L. Cox

Emily B. Cox

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Zachary L. Cox and Emily B. Cox, husband and wife** , with whom I am personally acquainted, or who 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 and official seal at office this 27th day of April 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $400,000.00.

Affiant

Subscribed and sworn before me this 27th day of April 2020.

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05/03/2021

File No. 2003K059