WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/03 08:14 2pgs
Fees:13.00 Taxes:1480.00

20031001-0144452

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 TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2003

Notary Public

MY COMMISSION EXPIRES: 12-15-04

LAURIE M. HART NOTARY PUBLIC WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES 12-15-2004 NOTARY SEAL

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine L. Fox	Katherine L. Fox	147-4-162
(NAME)	(NAME)	
388 Harding Place	7482 Jessica Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Rowlett, TX 75089	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jere B. Holt, III and William W. Middleton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE L. FOX, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1 on the Plan of Bruce Subdivision as of record in Book 6050, Page 43, Register's Office for said County, Tennessee.

Said Lot No. 1 fronts a total of 193.50 feet on the southerly side of Welch Road and runs back 101.20 feet on the westerly line and 111.68 feet on the easterly line to a line in the roar which measures 193.12 feet thereon.

Being the same property conveyed to Jere B. Holt, III and William W Middleton, by Quitclaim deed of record in Book 8161, Page 854, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 388 Harding Place, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 25th day of September, 2003.

Jere B. Holt III

William W. Middleton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2003.

Commission expires: 5/28/06

Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jere B. Holt, III and William W. Middleton 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 purpose therein contained.

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2006