Box 8

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$164,000.00**

Jennifer Hanchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Phibin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASHLEY J. RYAN	**COUNTRYWIDE HOME LOANS**	**131-1-C-78CO**
(NAME)	(NAME)	
5025 Hillsboro Pike 12-B	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, TX 75266	
(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, **J. Brooks Fox and wife, Lora Barkenbus Fox**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley J. Ryan, a one-half interest and Eric L. Larence, a one-half interest, as tenants in common**, 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:

BEING Unit No. 78 as shown on the Plan of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowner's Association as described in Book 5211, page 325, et.seq., said Register's Office. Said Unit is also known as Apartment No. 12-B.

Being the same property conveyed to J. Brooks Fax and Lora A. Barkenbus, as joint tenants with right of survivorship by deed from Evalyn Sokol, an unmarried person, f/k/a Evalyn Quog of record in Instrument No. 20030212-0019608 Register's Office for Davidson County, Tennessee. The said Lora A. Barkenbus is now known as Lara Barkenbus Fox.

This conveyance is subject to:
Master Deed and By-Laws of Record in Book 5211, page 325; Book 5616, page 133 and Book 6079, page 516
Charter of the Homeowner's Association of Record in Book 5233, page 459
The Plan of Record in Book 5200, page 4
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **5025 Hillsboro Pike 12-B, Nashville, TN 37215**
(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 our hands this 29TH day of September, 2005.

J. Brooks Fox

Lora Barkenbus Fox

Davidson County DEEDWARR
Recvd: 10/03/05 15:31 2 pgs
Fees:13.00 Taxes:606.80

20051003-0118744

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Brooks Fox and wife, Lora Barkenbus Fox, the bargainors, 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 and official seal at Nashville, Tennessee this 29TH day of September, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007