Davidson County DEEDWARR
Recvd: 12/08/05 11:16 2 pgs
Fees:13.00 Taxes:529.10
20051208-0147729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Jennifer Curtis
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of December, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer Curtis

223 Colt Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

128-10-168

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robbie Fox f/k/a Robbie Diane Davis, Married,*** hereinafter referred to as Grantors, hereby transfers and conveys **to Jennifer Curtis, unmarried,** hereinafter referred to as 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. 163 on the Plan of Stacy Square, Section 4, of record in Bock 4460, Page 12, Register's Office for Davidson County, Tennessee.
Said Lot No. 163 fronts 78 feet on the northwesterly side of Colt Drive and extends back 127.9 feet on the northeasterly line and 127.3 feet on the southwesterly line to a dead line in the rear measuring 76.04 feet thereon.

Being the same property conveyed to William Ted Davis and wife, Robbie Diane Davis by Warranty Deed from Eric J. Anderson and wife, Krista Lee Anderson of record in Book 10552, Page 834, Register's Office for Davidson County, Tennessee, dated July 30, 1997, said property was further conveyed to Robbie Diane Davis by Quitclaim Deed from William Ted Davis of record in Book 11071, Page 599, Register's Office for Davidson County, Tennessee, dated July 31, 1998.

*Mitchell Fox, husband of Robbie Fox, joins in this conveyance to transfer any and all martial interest of said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 12, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4504, Page 406_, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 223 Colt Drive, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 2nd day of December, 2005.

Robbie Fox

Mitchell Fox

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 Robbie Fox and Mitchell Fox, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2005.

Notary Public

My Commission Expires: 9/19/09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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