WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Mary K. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2006.

Laurie M Hart
Notary Public

MY COMMISSION EXPIRES: 12-13-2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/03/06 14:22 2 pgs
Fees:13.00 Taxes:1461.50
20060703-0079416

LAURIE M. HART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine J. Fox	New Owner	104-11-56
(NAME)	(NAME)	
2801 Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

Edward R. Dickhaut, IV and Reed M. Chambers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine J. Fox, unmarried 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(s) 1, Block 4, as shown on the map entitled Fairfax Place, of record in Plat Book 547, page(s) 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward R. Dickhaut, IV and Reed M. Chambers, both unmarried, as tenants in common, by deed from Sillers Properties, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050527-0060046, dated May 25, 2005, said Register's Office.

Angela Summer Coggins, spouse of Edward R. Dickhaut, IV, joins in the execution of this instrument to convey any marital interest she may have in the subject property.

Conveyance is subject to the following: 2006 property taxes, a lien, but not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 2801 Acklen Avenue, Nashville, TN 37212
(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 June, 2006.

Edward R Dickhaut, IV
By: [signature] atty in fact
Edward R. Dickhaut IV

Reed M. Chambers

By: [signature] Coggins atty in fact
Angela Summer Coggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul. F. Soper, 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 Edward R. Dickhaut, IV, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Edward R. Dickhaut, IV.

Witness my hand and official seal at Office, this 29th day of June, 2006.

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tricia Ball
Notary Public

My Commission Expires: 9/19/09
My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reed M. Chambers, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 29th day of June, 2006.

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tricia Ball
Notary Public

My Commission Expires: 9/19/09
My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul. F. Soper, 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 Angela Summer Coggins, as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Angela Summer Coggins.

Witness my hand and official seal at Office, this 29th day of June, 2006.

Tricia Ball
Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/19/09
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