WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/08 10:55 2 pgs
Fees:13.00 Taxes:407.00

20080226-0018719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/19/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Fox	GMAC Mortgage LLC F/K/A GMAC Mortgage Corporation	84-16-46.00
(NAME)	(NAME)	
2547 Stinson Road	1100 Virginia Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Fort Washington, PA 19034	
(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,

Patrick Davis and wife, Brenda Davis,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael E. 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:

BEING Lot No. 15 on the Map of Hargis Heights, of record in Book 974, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 75 feet on the northeasterly side of Stinson Road and runs back between lines, 192 feet on the northwesterly line and 174 feet on the southeasterly line to the right of way of the Tennessee Central Railroad, on which it measures 130 feet.

Map/Parcel: 84-16-46.00

BEING the same property conveyed to Patrick Davis and wife, Brenda Davis by Warranty Deed from John B. Pigue, recorded on 9/23/02 in Instrument No. 20020923-0115656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2547 Stinson Road, Nashville, TN 37214
(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 25th day of February, 2008.

Patrick Davis

Brenda Davis

Brenda Davis

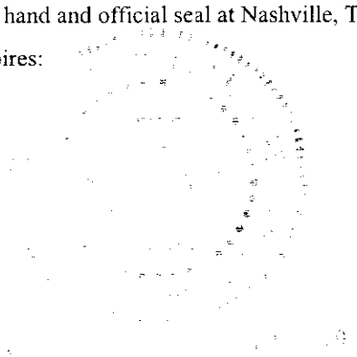
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Patrick Davis and wife, Brenda Davis, 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 25th day of February, 2008.

Commission expires:



Notary Public