File No. 290300038

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090020112 DEEDWARR
Recvd: 03/26/09 15:14 3 pgs
Fees: 18.00 Taxes: 2035.00
20090326-0027447

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Brenda Hurtsman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2009.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 10-23-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli L. Boyd	Same As New Owner	
(NAME)	(NAME)	63-1
Same As New Owner		
1420 Neelys Bend Rd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Judith Fox Barnes and Lucy Fox Moore and Elaine Fox Adams and Richard B. Fox, Jr. and William A. Vernich, Executor for the Estate of Charlie B. Fox,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kelli L. Boyd, an unmarried person, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1420 Neelys Bend Road, Madison, TN 37115
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 13th day of March, 2009.

Elaine Fox Adams

Elaine Fox Adams

Richard B. Fox, Jr.

William A. Vernich, Exec.

William A. Vernich, Executor

Judith Fox Barnes

Judith Fox Barnes

Lucy Fox Moore by Bobby H. Moore

Lucy Fox Moore by Bobby H. Moore, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Judith Fox Barnes and ~~Lucy Fox Moore~~ and Elaine Fox Adams and Richard B. Fox, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of March, 2009.

Commission expires: ~~October 23, 2012~~ 3/20/10

~~Kim Gillespie~~

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared William A. Vernich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor for the Estate of Charles B. Fox, the within named bargainor, and that he as such Executor, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand at office this 13th day of March, 2009.

Commission expires: ~~October 23, 2012~~ 3/20/10

~~Kim Gillespie~~

Notary Public

ELAINE T. MOSER NOTARY PUBLIC DAVIDSON COUNTY

File Number: 290300038

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Bobby H. Moore, Attorney-in-Fact for Lucy Fox Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of March, 2009.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

BEING a tract of land in the 9th Council District of Davidson County, Tennessee and a portion of that property conveyed to Judith Fox Barnes, Etal by Quitclaim Deed of record by Instrument No. 20040609-0068387, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 3/10/09 by Tommy E. Walker, R.L.S. #1465, as follows:

BEGINNING at an existing 1" diameter pipe in the Westerly margin of Neely's Bend Road, said pipe being the most Northeasterly corner of the herein described tract and a common corner to David and Shelby Adams (DB 20031023-0156710, RODCT); thence with said margin S 11° 04' 38" E, 179.93 feet to an existing iron pin; thence, S 10° 28' 57" E, 77.42 feet to an existing iron pin; thence now leaving said margin S 82° 49' 19" W, 2,586.13 feet to a point (passing an iron witness pin at 2,536.13') on the edge of the bank of the Cumberland River; thence with the same N 20° 27' 28" W, 457.22 feet to a point on said river's edge, which is S 72° 49' 20" W, 21.68 feet from an existing iron witness pin; thence with the same N 16° 47' 13" W, 516.64 feet to a point on said river's edge; thence now leaving said river's edge S 82° 31' 30" E, (passing an existing iron witness pin at 17.10') 1,051.78 feet to an existing iron pin; thence S 83° 02' 19" E, 1,259.43 feet to an existing iron pin at a gate post; thence S 10° 47' 07" E, 71.03 feet to an existing iron pin; thence N 88° 39' 23" E, 520.05 feet to the point of beginning, containing 35.696 acres, more or less, including but excluding any and all land conveyed to the United States of America (DB 2203, Page 333, RODCT) known as tract R-1831-E, to be used in connection with the Cheatham Lock and Dam Project on the Cumberland River, also including but excluding any and all easement of record pertaining to the above described tract of land.

Being part of the same property conveyed to B. J. Fox by Deed from H. H. Hughes and wife, Bessie S. Hughes of record in Book 611, Page 652 on March 31, 1923 and filed for record on April 17, 1923, Register's Office for Davidson County, Tennessee. The said B. F. Fox having since died and by his Last Will and Testament devised the property to his wife, Charlotte F. Fox. And Charlotte F. Fox conveyed approximately fifty (50) acres to Richard Bernard Joseph Vaughan Fox by deed of record in 1385, Page 593, dated September 23, 1946, filed September 24, 1946 in the Register's Office for Davidson County, Tennessee. The said Charlotte F. Fox having since died and by her Last Will and Testament devised the remaining property to Richard Bernard Vaughn Fox, SR. The said Richard Bernard Vaughn Fox, Sr. having since died (Will Book 67, Page 370, Probate Court for Davidson County, Tennessee) and he devised the remaining property to his wife, Jessie Vivian Fox. The said Jessie Vivian Fox having died March 10, 2003, her Last Will and Testament was probated under Docket #03P605 in Will Book 170, Page 720, Probate Court for Davidson County, Tennessee. The Devisee's of her Will are Lucy Charlotte Fox Moore, Judith Claire Fox Barnes, Richard Bernard Fox, Jr., Elaine Bernard Fox Adams and Charles Bernard Fox. The subject property was conveyed to her five children (listed above) by Co-Executors of the Estate of Jessie Vivian Fox a/k/a Vivian P. Fox by deed of record by Instrument No. 20040609-0068387, Register's Office for Davidson County, Tennessee. The said Charles Bernard Fox died on March 19, 2005. His Last Will and Testament of record as Docket #: 06P542 filed April 4, 2006 in the Probate Court for Davidson County, Tennessee, which devises his 1/5 interest in subject property to his children, Curtis Armstrong Fox and Thomas Walker Fox. Per Letters Testamentary dated April 4, 2006 named William A. Vernich as Executor of Charles B. Fox.

The signature of Lucy Fox Barnes is signed by her Attorney-in-Fact, Bobby H. Moore, pursuant to the Power of Attorney recorded as Instrument #20090320-0027446 Register's Office for Davidson County, Tennessee.