THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***283,500.00.

Affiant

Subscribed and sworn to before me this 27 day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20090073127 DEEDWARR
Recvd: 10/28/09 09:07 2 pgs
Fees:13.00 Taxes:1048.95
20091028-0099344

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Elizabeth Fox<br>2916 Primrose Circle<br>Nashville, Tennessee 37212 | New Owner | MAP 117-08-0<br>PARCEL 010.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Three Thousand Five Hundred and 00/100 Dollars ($***283,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Donald A. Metzger, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Elizabeth Fox, _____, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16, Block "B" on the Plan of Belmont Terrace Annex, No. 4, of record in Book 974, page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Donald A. Metzger by Warranty Deed dated July 27, 2007, from Geralean Buckley, a widow, of record as Instrument no. 20070730-0089957 in the Register's Office for Davidson County, Tennessee.

Colleen Metzger, spouse of Donald A. Metzger, joins in this conveyance to convey any interest she may have the subject property, particularly any marital interest.

This is improved property known as 2916 Primrose Circle, Nashville, Tennessee 37212.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2010 and all future years; the current year's taxes, which have been prorated between the parties herein and paid at closing.

2. Matters, if any, shown on the Plan of Belmont Terrace Annex, No. 4, Block "B", of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27 day of October, 2009.

Donald A. Metzger

Colleen Metzger

**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 Donald A. Metzger and Colleen Metzger, 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 this 27 day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY