6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$64,554.97**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

I. DYKE TAPPUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120030609 DEEDWARR
Recvd: 04/26/12 11:51 2 pgs
Fees:13.00 Taxes:238.85
20120426-0035799

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Fox	**F&M Bank**	**04411011800**
(NAME)	(NAME)	
404 Cleves Street	**225 West Main Street**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Lebanon, TN 37087**	
(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, **Lela Shadrick, married, f/k/a Lela Balthrop** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Fox and Jan Fox, husband and wife,** 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 No. 47, Section A, Village of Old Hickory, as shown by plat of record in Plat Book 1424, Page 68, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lela Balthrop, an unmarried woman by deed dated July 8, 2009 from David Drummond, married of record in Instrument No. 20090713-0064854, see Scrivener's Affidavit of record in Instrument No. 20090827-0080626, Register's Office for Davidson County, Tennessee.

Lela Balthrop has since married and is now known as Lela Shadrick.

Lela Balthrop is one and the same as Lela Balthorp. See Scrivener's Affidavit of record in Instrument No. 20090827-0080626, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **404 Cleves Street, Old Hickory, TN 37138**

(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 my hand this **23rd day of April, 2012.**

Lela Shadrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Lela Shadrick**, married with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN