BILL GARRETT, Davidson County
Trans:T20120042599 DEEDWARR
Recvd: 06/08/12 14:27 2 pgs
Fees:13.00 Taxes:961.63
20120608-0050404

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **5th** day of **June, 2012**

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan T. Fox and Martha T. Fox	Newowner	16 004005300
(NAME)	(NAME)	
412 Eatherly Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Tamara R. King, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan T. Fox and Martha T. 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. 1104 on the Plan of Brentwood Hall, Section XI, of record in Plat Book 2331, page 134, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tamara R. King by Warranty Deed from Mary W. Herring, unmarried, dated August 15, 2003 and filed on August 25, 2003 in Instrument Number 20030825-0123153, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 412 Eatherly Drive, Nashville, TN 37220

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, has 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 **5th** day of **June, 2012**

Tamara R. King

Tamara R. King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Tamara R. King**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **June, 2012**

Laurie M Harris

Notary Public

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires: 12-10-2012