NEW OWNER:

Steve Fox
805 Rachel's View
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

Map 075
Group 07-0
Parcel 225.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0581

BILL GARRETT, Davidson County
Trans:T20120071024 DEEDWARR
Recvd: 09/20/12 14:21 3 pgs
Fees:18.00 Taxes:192.40
20120920-0085655

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Two Thousand and 00/100 Dollars ($52,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES R. WEBB,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **STEVE FOX AND WIFE, JAN FOX** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel in land in Davidson County, State of Tennessee, a described as follows, to wit:

Being Lot No. 50-A, Zone Lot Division, Lot Nos. 49-62, 64-69, and Lot Nos. 71, 72, 73, 75, 76, 77, and 79, Rachel's Square, Section Two, of record in Plat Book 6250, Pages 538-541, amending Plat Book 5200, Pages 623-625, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles R. Webb, unmarried, by Warranty Deed from Jana M. Martin, unmarried, dated June 25, 1999, and recorded in Book 11548, Page 887, Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 805 Rachel's View, Hermitage, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of September, 2012.

CHARLES R. WEBB

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES R. WEBB**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of September, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$52,000.00.**

AFFIANT

Sworn to and subscribed to before me this 14th day of September, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY