Box:13
File#6264

BILL GARRETT, Davidson County
Trans:T20120088174 DEEDWARR
Recvd: 11/19/12 10:52 2 pgs
Fees:13.00 Taxes:665.63
20121119-0106368

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122355

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Mindy Leitch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH day of November, 2012.

La Trece McAdoo
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared R. Fox et ux 1536 Celebration Way Nashville, TN 37211	Churchill Mortgage 761 Old Hickory Blvd Ste 400 Brentwood Tn 37027	172080R096.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($179,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KATHY E. SAWYERS, a single person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JARED R. FOX AND WIFE, CARA A. FOX,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 96 on the Plan of Revised Final Plat of Bridle Downs, Phase One, as shown on Plat of record in Plat Book 6900 pages 701, 702 and 703 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kathy E. Sawyers, by Warranty Deed from Kathy E. Sawyers, dated 10/7/1999, recorded 10/12/1999, of record in Book 11699 page 621, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1536 Celebration Way, Nashville, TN 37211.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 690, pages 701-703; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 13th day of November, 2012.

Kathy E. Sawyers
KATHY E. SAWYERS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Kathy E. Sawyers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of November, 2012.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14