This instrument prepared by and after recording, return to: **File #2012-130**

Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Jan Fox	(NAME) Same as new owner	Parcel ID#04415014800
(STREET ADDRESS) 1004 Birdsall Street	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Old Hickory TN 37138	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Barbara Wright Graham, Sandra Wright Blackwell, and Judith Wright Ringstaff,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **Jan Fox and husband, Steve Fox,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 269, Section A, Village of Old Hickory, as shown on plan recorded on July 16, 1948, in Book 1424, page 68, Register's Office, Davidson County, Tennessee; located on the northeast corner of the intersection of Lawrence and Tenth Streets, containing 0.12 acres, more or less.

Being the same property conveyed to T. A. Wright and wife, Leona B. Wright, Trustees U/A/D July 5, 1995, by quitclaim deed of record in Book 9726, page 23, Register's Office, Davidson County, Tennessee. Both T. A. Wright and wife, Leona B. Wright having since died; he having predeceased her, and estate is vested in heirs at law of Leona B. Wright. by inst. # 20121128 0109022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $101,000.00

Affiant

Subscribed and sworn to before me this the 19th day of November, 2012.

My commission expires: 10-25-14

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MARJORIE A HAINES My Commission Expires 10-25-14

This is improved property known as 911 Lawrence Street, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

This Warranty Deed shall be executed in counterparts, each of which shall be an original, but all of which together shall be construed as one document

Witness our hand this 19th day of November, 2012.

BILL GARRETT, Davidson County
Trans:T20120090453 DEEDWARR
Recvd: 11/28/12 09:26 4 pgs
Fees:23.00 Taxes:373.70

20121128-0109023

Barbara Wright Graham

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Wright Graham,** the within named bargainor, 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 official seal at _____, this ___ day of November, 2012.

Notary Public
My Commission Expires: _____

Sandra Wright Blackwell
Sandra Wright Blackwell

STATE OF Hawaii
COUNTY OF Hawaii

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra Wright Blackwell,** the within named bargainor, 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 official seal at Keaau, Hawaii, this 15 day of November, 2012.

TAMMY J.K. KAGAWA NOTARY No. 03-156 STATE OF HAWAII PUBLIC

Notary Public
My Commission Expires: 3/20/2015

Doc. Date: 11/15/12 # Pages: 2
Notary Name: Tammy J.K. Kagawa 3rd Circuit
Doc. Description: Warranty Deed
Notary Signature 11/15/12 Date

TAMMY J.K. KAGAWA NOTARY No. 03-156 STATE OF HAWAII PUBLIC

Judith Wright Ringstaff

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judith Wright Ringstaff**, the within named bargainor, 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 official seal at _____, this ___ day of November, 2012.

Notary Public
My Commission Expires: _____

Encumbrances:

1. 2013 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office, Davidson County, Tennessee.

Barbara Wright Graham

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Wright Graham,** the within named bargainor, 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 official seal at _____, this ___ day of November, 2012.

Notary Public
My Commission Expires: _____

Sandra Wright Blackwell

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra Wright Blackwell,** the within named bargainor, 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 official seal at _____, this ___ day of November, 2012.

Notary Public
My Commission Expires: _____

Judith Wright Ringstaff
Judith Wright Ringstaff

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judith Wright Ringstaff**, the within named bargainor, 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 official seal at Regions Bank, this 14 day of November, 2012.

Amanda N. Mastrella
Notary Public
My Commission Expires: Feb. 7, 2016

AMANDA N. MASTRELLA
MY COMMISSION # EE 167388
EXPIRES: February 7, 2016
Bonded Through CNA Surety

Encumbrances:

1. 2013 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office, Davidson County, Tennessee.

Barbara Wright Graham

Barbara Wright Graham

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Wright Graham,** the within named bargainor, 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 official seal at Regional Park, Riverview, Florida, this 13th day of November, 2012.

SARAH REUTER
My Commission Expires Jan. 2, 2014
#DD 946615
Bonded By CNA Surety
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
My Commission Expires: 01/02/2014

Sandra Wright Blackwell

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra Wright Blackwell,** the within named bargainor, 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 official seal at _____, this ___ day of November, 2012.

Notary Public
My Commission Expires: _____

Judith Wright Ringstaff

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judith Wright Ringstaff**, the within named bargainor, 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 official seal at _____, this ___ day of November, 2012.

Notary Public
My Commission Expires: _____

Encumbrances:

1. 2013 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office, Davidson County, Tennessee.