Davidson County DEEDWARR
Recvd: 08/26/13 14:23 2 pgs
Fees:13.00 Taxes:381.10
20130826-0089843

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson
**The actual consideration or value, whichever is greater, for this transfer is $103,000.00**

LuAnn Maloney
**Affiant**

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE

**Subscribed and sworn to before me, this 23rd day of August, 2013.**

**Notary Public**
**My commission expires:** 1-6-2015

**06-1308-75267**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Habitat for Humanity of Greater Nashville<br>2950 Kraft Dr., Ste. 100<br>Nashville, TN 37204 | SAME | 150-07-0-161.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Audis Mark Fox, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Habitat for Humanity of Greater Nashville**, hereinafter called the Grantees, their successors 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. 201, on the Plan of The Country, Section 5, of record in Book 5200, Page 271, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 201 fronts 88.49 feet on the easterly margin of Country Lawn Drive and extends back 134.02 feet on the northerly line and 125.0 feet on the southerly line to a dead line in the rear measuring 70.71 feet thereon.

Being the same property conveyed to Audis Mark Fox, unmarried by deed from Randall Phillips Builders, Inc., dated May 27, 1983, recorded June 1, 1983, of record in Book 6067, Page 417, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3233 Country Lawn, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 August, 2013.

Audis Mark Fox

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Audis Mark Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23rd day of August, 2013.

Notary Public
State of Tennessee at Large

My Commission expires
12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY