6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103407 DEEDWARR
Recvd: 12/11/13 08:28 2 pgs
Fees:13.00 Taxes:1665.00
20131211-0125351

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin E. Fox Trustee of the Bennett Thomas Trust	**Martin E. Fox**	**116080G179.00**
(NAME)	(NAME)	
179 Charleston Park	**2029 Century Park East, Suite 1500**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Los Angeles, California 90067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	-

FOR AND 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, WE, **Mary Lu Richardson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin E. Fox Trustee of the Bennett Thomas Trust,** 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:

Being Lot No. 179 on the Revised Plan of Sugartree Subdivision, Phase 3, as if record in Plat Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert T. Richardson and wife, Mary Lu Richardson by deed dated July 15, 1998 from Patricia P. McDonald, unmarried of record in Book 11028, Page 69, Register's Office for Davidson County, Tennessee. Robert T. Richardson died October 29, 2005 survived by his wife, Mary Lu Richardson.

unimproved ☐

This is improved ☒ property, known as **179 Charleston Park, Nashville, TN 37205**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this **6th day of December, 2013**.

Mary Lu Richardson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Mary Lu Richardson** whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2013.

Commission expires: May 8, 2017

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

J. Dyke Tatum Notary Public