PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20140003217 DEEDWARR
Recvd: 01/15/14 09:48 2 pgs
Fees:13.00 Taxes:1109.63
20140115-0004008

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53025
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joel Neece Kristen Neece 5140 Millbrook Drive Nashville, TN 37221	NEW OWNER

TAX MAP-PARCEL NUMBERS: 155150A10900C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **F. Scott Fox, unmarried, and Tammyra M. Fox, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joel Neece and wife, Kristen Neece** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Stonemeade, Section II, of record in Book 7900, page 525, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to F. Scott Fox and wife, Tammyra M. Fox by Warranty Deed from Centex Real Estate Corporation, dated February 3, 1994, recorded on February 7, 1994, of record in Book 9243, page 876, Register's Office for Davidson County, Tennessee. F. Scott Fox and Tammyra M. Fox having since divorced pursuant to Final Decree of Divorce, Docket No. 12D-1686, Third Circuit Court for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 525, said Register's Office. Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992, and Book 8810, page 840, said Register's Office for Davidson County, Tennessee.

This is improved property, known as: 5140 Millbrook Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of January, 2014.

F. Scott Fox

Tammyra M. Fox

State of TENNESSEE

County of DAVIDSON

On this 10th day of January, 2014, before me the undersigned authority, personally appeared F. Scott Fox and Tammyra M. Fox , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Sworn and subscribed before me this the 13 day of January, 2014

My Commission Expires: 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public