WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/24/17

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6238 FOX

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Derrick T. Fox	New Owner	133-06-0-091.00
3621 Floral Drive		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

THOMAS B. ELKINS, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DERRICK T. FOX, SINGLE MAN

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:

Land in Davidson County, Tennessee, being Lot 3, SHADY PARK, as shown on plat of record in Plat Book 2330, Page 88, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Johnnie Casper Wolfe and wife, Hattie C. Wolfe, by deed from Garrett W. Haynes and wife, Emma J. Haynes of record in Book 5262, page 679, Register's Office for Davidson County, Tennessee. Being the same property conveyed by Quitclaim Deed from Mack B. Wolfe to Hattie C. Wolfe as recorded on the 6th day of September, 1991 in Deed Book 8437, Page 101, Register's Office for Davidson County, Tennessee. Hattie C. Wolfe, having since died, devised her interest in said property to Thomas B. Elkins, by Last Will and Testament, of record in Probate Case No. 99P777, Seventh Circuit Court, Davidson County, Tennessee, as reflected in Affidavit of Inheritance of Real Estate recorded on the 30th day of September, 1999 in Deed Book 11681, Page 390, Register's office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHADY PARK, as recorded in Plat Book 2330, Page(s) 88, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions and Easements recorded in Book 2546, Page 41 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 3621 Floral Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20140031420 DEEDWARR
Recvd: 05/07/14 09:35 2 pgs
Fees:13.00 Taxes:518.00
20140507-0038781

Witness my hand on the 2nd day of May, 2014.

Thomas B. Elkins by Sheryl Lynn Lynch by Attorney In Fact

Thomas B. Elkins

By: Sheryl Lynn Lunch, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Sheryll Lynn Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Thomas B. Elkins for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Thomas B. Elkins. Said Durable Power of Attorney being filed of record April 24, 2014, in Instrument No. 20140424-0034585, in the Register's Office of Davidson County Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of May, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County