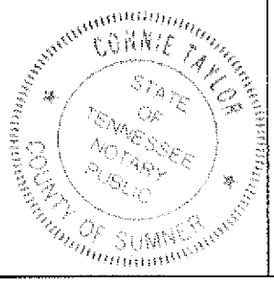
WARRANTY DEED

File #14042



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Jessica Spanner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/30/14 15:02 3 pgs
Fees:18.00 Taxes:444.00
20140730-0068029

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Fykes	New Owner	-118-04-0095.00
(NAME)	(NAME)	
508 Broadwell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I, **Jackie Winston Fults and and Billy Wayne Fults,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Fykes and Tiffany Fykes, husband and wife,** 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 No. 12 on the Plan of Section Two, Hurdwood Heights of record in Plat Book 2330, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Millard Fults and wife, Frances Fults by deed from Paul Johnson and wife, Loretta W. Johnson of record in Book 4403, page 939, Register's Office for Davidson County, Tennessee, dated March 16, 1970 and recorded on March 16, 1970.The said Millard Forrest Fults died on October 15, 1983 leaving Frances Fults aka Frances Elaine Fults as the surviving tenant by the entirety. Frances Fults aka Frances Elaine Fults having since died on October 5, 2013 and her Last Will and Testament having been probated under Case No 14P-297, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property vested in Jackie Winston Fults and Billy Wayne Fults under that certain Order Establishing Will as Muniment of Title to Real Estate filed in the Register's Office for Davidson County, Tennessee under Instrument Number 20140409-0029647.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) all matters shown on the Plan of record in Plat Book 2330, Page 38, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 536 Fairlane Drive, Nashville, TN 37211

(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 25th day of July, 2014.

Jackie Winston Fults

Billy Wayne Fults

STATE OF Tennessee

COUNTY OF Davidson

I, Daniel Heard , a Notary Public of the County and State first above written, do hereby certify that Jackie Winston Fults and and Billy Wayne Fults personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of July, 2014.

Notary Public

My Commission Expires: 9-5-2016

(SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

True Copy Certification

I, Daniel Heard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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 Tennessee

County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

