Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Nathan O. Powers
Affiant

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 1st day of October, 2014.

Notary Public
My commission expires: 9-26-16

02-1409-49207

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Miles		156-01-0-C-005.00-CO
6325 Willow Oak Drive		
Nashville TN 37221	New owner	

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, Eugene G. Fox and Dianne M. Fox, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica Miles, unmarried, and Ty Reynolds, unmarried, as joint tenants in common, 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. 5, on the Plan of Subdivision of East Colony at Riverbend, of record in Book 7900, Page 733, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Edward Hill, an unmarried man by deed from Billie A. Payne and spouse, William A. Rozell, dated February 8, 2008, recorded February 12, 2008, of record in Instrument No. 20080212-0014241, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eugene G. Fox and Diane M. Fox, husband and wife by deed from Nathan Edward Hill, a married man, dated April 12, 2013, recorded April 23, 2013, of record in Instrument No. 20130423-0040178, Register's Office for Davidson County, Tennessee.

Dianne M. Fox is one and the same as Diane M. Fox.

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 6325 Willow Oak Drive, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20140076562 DEEDWARR
Recvd: 10/09/14 14:14 2 pgs
Fees:13.00 Taxes:1017.50
20141009-0093838

WITNESS my hand this 27th day of September, 2014.

Eugene G. Fox

Dianne M. Fox

STATE OF
COUNTY OF

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

Witness my hand at office, this 27th day of September, 2014.

Notary Public

My Commission expires 3/3/2015

BARRY A. HICKSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

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

Witness my hand at office, this 27th day of September, 2014.

Notary Public

My Commission expires 3/3/2015

BARRY A. HICKSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY