WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003997 DEEDWARR
Recvd: 01/16/15 09:48 2 pgs
Fees:13.00 Taxes:1202.50
20150116-0004638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA BISCHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PFOX, LLC, James Harrod, Member	New Owner	
(NAME)	(NAME)	105-9-340
5814 S. Belgravia Ave.		
(ADDRESS)	(ADDRESS)	
Springfield, MO 65804		
(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, **ELSIE MAE ARMSTRONG MATLOCK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PFOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 the North 50 feet of Lot No. 27 on the Map of Waverly Land Company's Plan of Lots, as of record in Book 57, page 95, Register's Office for said County.

Beginning at a point in the westerly margin of Hillside Avenue, said point being the northeasterly corner of said Lot 27; thence along the west margin of Hillside Avenue South 9° 37' 27" East 50 feet to a point; thence leaving Hillside Avenue South 80°38' 03" West 200 feet to the east margin of 10th Avenue, South; thence North along the said east margin North 9° 37' 27" West 50 feet to a point; thence leaving 10th Avenue, South North 80° 38' 03" Esat 200 feet to the point of beginning.

Being the same property conveyed to Elsie Mae Armstrong Matlock by Quitclaim Deed from Orick Sidney Matlock dated November 9, 1981 of record in Book 5893, page 395, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 57, Page 95, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1901 Hillside Ave., Nashville, TN 37203

(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 15th day of January, 2015.

Elsie Mae Armstrong Matlock

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elsie Mae Armstrong Matlock, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of January, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015