WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012054 DEEDWARR
Recvd: 02/18/15 15:17 2 pgs
Fees:13.00 Taxes:740.00
20150218-0014172

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Jenny R Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY + Return To
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jenny R Felts, married	Jenny R Felts, married	14215004600
(NAME)	(NAME)	
613 Harpeth Parkway East	613 Harpeth Parkway East	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142304

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, Alice B. Fox , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jenny R Felts and Braxton Felts, Jr, married, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 5 on the plan of Harpeth Valley Park Subdivision, Section 1, Revisions to Lots 1, 2, 5, 6, 7, 8, 9, 10, 16, 17, 18 and 20, a plat of which appears of record in Instrument 20080522-0052630, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Paul B. Fox and wife, Alice B. Fox by Warranty Deed from Edwared W. Bachms, dated June 30, 1970 and filed of record in Book 4428, Page 514, Register's Office for Davidson County, Tennessee; BEING all of the same property conveyed to Alice B. Fox by Quitclaim Deed from Larry B. Felts, Trustee, dated June 6, 2008 and filed of record in Instrument 20080606-0058460, Register's Office for Davidson County, Tennessee.

The said Paul B. Fox is now deceased, leaving the said Alice B. Fox the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3857, page 858, and Book 3866, page 656, Register's Office for said county, and to easements and setback lines as indicated on the aforesaid plat.

Unimproved ☐

This is improved ☒ property, known as 613 Harpeth Parkway East, Nashville, TN 37221
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 13th day of February, 2015.

Alice B. Fox by Paulette Fox, AIF
Alice B. Fox by Paulette Fox, Attorney in Fact

STATE OF Tennessee)
County OF Davidson)

Before me personally appeared Paulette Fox, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alice B. Fox, and who acknowledged that he/she executed the same as the free act and deed of Alice B. Fox.

Witness my hand, at office, this 13th of February, 2015.

Notary Public
My Commission Expires: 7/30/17

