WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016859 DEEDWARR
Recvd: 03/09/15 13:59 2 pgs
Fees:13.00 Taxes:2523.40
20150309-0019984

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel C. Gross, Trustee	Same As New Owner	Map 177
(NAME)	(NAME)	
2982 Techny Road		Parcel 11.00
(ADDRESS)	(ADDRESS)	
Northbrook, IL 60062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew J. Browne and Cynthia A. Janes, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel C. Gross, Trustee of the Samuel C. Gross Trust,** 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. 10 of Fox Hollow Farms located in the Second Civil District of Davidson County, Tennessee, on the west side of State Route 96 and being more particularly described as follows:

BEGINNING at a point in the west boundary of Fox Hollow Farms, said point being South 02" 30' 12" West, 98.36 feet from the most northwesterly corner of said Fox Hollow Farms, and in the East line of Robert E. Stamps; thence, with the northerly line of Lot No. 10, South 55" 13' 28" East, 719.27 feet to a point; thence, with the southerly line of Lot No. 10, South 63" 32' 59" West, 695.03 feet to a point in the West line of said Fox Hollow Farms; thence, with said West line, North 02" 30' 12" East, 720.51 feet to the point of beginning, containing 219.093 square feet or 5.03 acres, more or less, and more fully described on Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 8960, page 252, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew J. Browne and wife, Cynthia A. Janes by Warranty Deed from Highway 96 Partners, LTD., a Tennessee limited liability company, filed for record on November 10, 1994 in Book 9518, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 970, page 292, corrected in Book 10371, page 516, said Register's Office; (c) Restrictive covenants contained in Book 8353, page 806; Book 8960, page 252; Book 9048, page 590; Book 9052, page 433; Book 9137, page 784; Book 9340, page 579; Book 9400, page 936; corrected in Book 9772, page 401; Book 9454, page 59; Book 9648, page 407; Book 9892, page 743; Book 9981, page 497; Book 10112, page 348; corrected in Book 10173, page 415; Book 10675, page 549; Book 10940, page 193; Book 10940, page 200; Instrument No. 20020103-00011120; Instrument No. 20020103-000121; Instrument No. 20020710-0083032; (By-Laws) Instrument No. 20031216-0179664; (By-Laws) Instrument No. 20040128-0010551; (By-Laws) Instrument No. 20050216-0017867; said Register's Office; and (d) Charter of record in Book 8960, page 251, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 106 Fox Hunt Place, Nashville, TN 37221
(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/our hands this 4th day of March, 2015.

Matthew J. Browne

Cynthia A. Janes

State of Tennessee
County of Davidson

Personally appeared before me Matthew J. Browne and Cynthia A. Janes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of March, 2015.

Notary Public

My Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

File No.: 22515056