This Instrument Prepared By:
Lee & Lee Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 6478-154

BILL GARRETT, Davidson County
Trans:T20150018692 DEEDWARR
Recvd: 03/16/15 09:32 2 pgs
Fees:13.00 Taxes:322.34
20150316-0022079

ADDRESS NEW OWNER:
Matthew Fox
913 Kipling Drive
Nashville, TN 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP **107**
GROUP **14-0**
PARCEL **063.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathaniel Charles Bozarth, III and Ronald W. Bozarth, individually and as Administrators of The Estate of Nathaniel Charles Bozarth, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Matthew Fox and Molly Fox, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Map of of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathaniel Charles Bozarth, Jr. and wife, Marjorie E. Bozarth by deed from Billie Gene Crabtree and wife, Irene Crabtree dated March 19, 1963 and of record in Deed Book 3530, page 185, Register's Office for Davidson County, Tennessee. Marjorie E. Bozarth died on November 22, 1997, leaving Nathaniel Charles Bozarth, Jr. the surviving tenant by the entirety. Nathaniel Charles Bozarth, Jr. died intestate on December 11, 2014. Nathaniel Charles Bozarth, III and Ronald W. Bozarth are the children and heirs at law of Nathaniel Charles Bozarth, Jr., and are also the administrators of his estate, as shown by the court file of *In the Estate of Nathaniel Charles Bozarth, Jr.,* Docket No. 15P162, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 913 Kipling Drive, Nashville, Tennessee 37217. Possession is to be given date of deed.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 12th day of March, 2015.

Nathaniel Charles Bozarth, III

Ronald W. Bozarth

Nathaniel Charles Bozarth, III, Administrator of The Estate of Nathaniel Charles Bozarth, Jr.

Ronald W. Bozarth, Administrator of The Estate of Nathaniel Charles Bozarth, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nathaniel Charles Bozarth, III and Ronald W. Bozarth, individually and as Administrators of the Estate of Nathaniel Charles Bozarth, Jr.,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of March, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is $87,120.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of March, 2015.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/16