This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150019552 DEEDWARR
Recvd: 03/18/15 08:48 2 pgs
Fees:13.00 Taxes:503.20
20150318-0023110

ADDRESS NEW OWNER:
Angela Williams
417 Marwood Court
Nashville, TN 37210

SEND TAX BILL TO:
Peoples Home Equity, Inc.
5205 Maryland Way
Brentwood, TN 37027

MAP/PARCEL 106-04-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kenneth H. Fox, Jr.,** has this day bargained and sold, and does hereby transfer and convey unto **Angela Williams, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Parklawn Estates of record in Plat Book 3106, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth H. Fox Jr., by Warranty deed from Andy Maloney, as Trustee for The 417 Marwood Court Trust of record in Instrument No. 2014007-0092667 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on October 07, 2014.

This is improved property known as: **417 Marwood Court, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3106, page 47, and restrictions in Book 3882, page 475, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 13 day of March, 2015.

Kenneth H. Fox, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth H. Fox, Jr. and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13 day of March, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

Angela Williams
AFFIANT

Subscribed and sworn to before me this the 13 day of March, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

File No: 158109