WARRANTY DEED TT2015 332	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$150,000.00~~ MS $155,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 9TH DAY OF JUNE, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5/30/17

SHEILA B. STEVENSON NOTARY PUBLIC MADISON COUNTY, TENNESSEE EXP. 5/30/17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

Davidson County DEEDWARR
Recvd: 06/12/15 07:26 3 pgs
Fees:18.00 Taxes:573.50
20150612-0055560

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Matthew T. Fox and Donald Fox **3313 Mimosa Drive** **Nashville, TN 37211**	**Same**	**133-03-0-107.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Charles Walker, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Matthew T. Fox, unmarried and Donald Fox, married *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Property located in Davidson County, Tennessee, being Lot No. 21 on the Plan of Glencoe Acres Subdivision One, of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Charles Walker by Special Warranty Deed from Fannie A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, dated June 11, 2010, recorded June 14, 2010, of record in Instrument # 20100614-0046133, Register's Office for Davidson County, Tennessee.
>
> Property also known as: 3313 Mimosa Drive, Nashville, TN 37211

The above-described property is improved property known as **3313 Mimosa, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record Plat Book 1835, Pages 137 and 138; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of June, 2015.

GRANTOR:

Charles Walker

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Charles Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 9th day of June, 2015.

Notary Public
My Comm. Exp.: 5/30/17

SHEILA B. STEVENSON NOTARY PUBLIC MADISON COUNTY, TENNESSEE EXP. 5/30/17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

