WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/15 12:10 3 pgs
Fees:18.00 Taxes:1798.20
20150713-0067874

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/27/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Fox and Kristen Mazzanti	new owner	
(NAME)	(NAME)	
4034 Outer Drive		132-1 143
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **JOHN PAUL HOMIK AND WIFE, ELIZABETH GOTT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM W. FOX AND KRISTEN MAZZANTI, HUSBAND AND WIFE,** 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. 24 on the Plan of Rolling Meadows of record in plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Paul Homik and Elizabeth Gott by deed from Anne Ray Franks and Jimmy Ray a/k/a William Jennings Ray, Jr., of record in Instrument No. 20110426-0031975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Book 1424, pages 98-99, said Register's Office.

unimproved
This is improved x property, known as 4034 Outer Drive, Nashville, TN 37204
(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 hand this 10th day of July, 2015.

John Paul Homik by his Attorney in fact

JOHN PAUL HOMIK

BY KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Elizabeth Gott by her Attorney in fact

ELIZABETH GOTT

BY KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of July, 2015, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of John Paul Homik and Elizabeth Gott and acknowledged that he executed the same as the free act and deed of John Paul Homik and Elizabeth Gott.

Witness my hand and official seal at Nashville, Tennessee this 10th day of July, 2015.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 6, 2018

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17

Notary' Seal (if on paper)

