# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/15 14:08 2 pgs
Fees:13.00 Taxes:263.63
20151211-0124994

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $71,250.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 10th day of December, 2015

Julie Coone
Notary Public
My Commission expires: 5-24-17
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| David Patrick Fox | SAME | 043-15-0-145.00 |
| 1606 Ash Court | | |
| Franklin, TN 37069 | | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney as Trustee for The 1016 Providence Pass Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Patrick Fox and Charles Brian Fox,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as parts of Lots nos. 104, 105 and 108 on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of said County, as described. Land in the 11th Civil District of the County of Davidson and State of Tennessee being part of the East Madison Addition, not of record, but described as being part of the land conveyed to Walter E. Hancock and wife, by deed of record in Book 1318, page 405, Register's Office for Davidson County, Tennessee, and beginning at a point on the southerly margin of Providence Pass or Road and said point of beginning being 273.29 feet easterly from the point located around a curve on the east side of Farris Avenue; thence southerly and with the east line of a lot conveyed by Walter E. Hancock et ux to Curtis Morgan et ux; 155.30 feet to a dead line, and the southwest corner of this lot; thence with said dead line and easterly 90 feet to the southeast corner of this lot; thence northerly 159.9 feet to the southerly margin of Providence or Road; thence with the same and westwardly 90.1 feet to the place of beginning.**

**Being the same property conveyed to Andy Maloney, as Trustee for The 1016 Providence Pass Trust by deed from Deborah A. Barnes and Stephen A. Taylor, wife and husband, on December 1, 2015, of record in Instuemnt Number 20151201-0121173, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11260, page 355, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1016 New Providence Pass, Madison, TN 37115**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this December 10, 2015.

**The 1016 Providence Pass Trust**

**By: Andy Maloney, Trustee**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 10, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

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

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.