Davidson County DEEDWARR
Recvd: 03/09/16 11:40 3 pgs
Fees:18.00 Taxes:495.80
20160309-0022554

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Anthony Thomas
3103 Earhart Road
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 098-00 0
PARCEL 040.01

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, I/we, **Patricia Wilson-Rivers, Executrix of the Estate of Joseph D. Fox,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tony **Thomas and wife, Tanya Thomas,** 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:

Being a tract of land in the 4th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Campbell Surveying, dated March 24, 1987, as follows:

Beginning at a concrete marker in the east margin of Earhart Road at the South edge of I-40 East; thence South 4 deg. 52 min. West 216.5 feet along and with the east margin of the said Earhart Road to the northwest corner of the Mark D. Plenke property; thence South 82 deg. 38 min. East 175.85 feet to a point; thence North 5 deg. 15 min. East, 187.35 feet to an iron pin; thence North 0 deg. 03 min. East 53.5 feet to a point in the south margin of the said I-40 East; thence South 89 deg. 23 min. West 174.0 feet along and with the south margin of I-40 East to the point of beginning.

Being the same property conveyed to Joseph D. Fox, unmarried by deed from Timothy L. Biggs and wife, Janice L. Hall Biggs, dated March 31, 1997, of record in Book 10427, Page 128, Register's Office for Davidson County, Tennessee.
Joseph D. Fox, now being deceased and the property was devised to Patricia Wilson-Rivers, as Executrix for the purpose of sale pursuant to the Last Will & Testament of Joseph D. Fox of record in the Probate Court Office of Davidson County, Tennessee under Probate No. 15P2112.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including an easement retained by Charles M. Harrison and wife, Pattie S. Harrison within Deed in Book 5232, Page 339 and reiterated in Book 7065, Page 795; any and all right of ways of the State of Tennessee; easements, covenants conditions and restrictions and all matters and notes as shown in the Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3103 Earhart Road Hermitage, TN 37076.**

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 our hands this 1st day of March, 2016.

Patricia Wilson-Rivers Executrix

Patricia Wilson-Rivers, Executrix of the Estate of
Joseph D. Fox

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia Wilson-Rivers, Executrix of the Estate of Joseph D. Fox, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $134,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of March, 2016.

NOTARY PUBLIC

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3-27-18

CERTIFICATE OF AUTHENTICITY

I, Taylor Johnson, 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.

taylor johnson
Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Taylor Johnson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

