WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037291 DEEDWARR
Recvd: 05/05/16 08:52 2 pgs
Fees:13.00 Taxes:980.50

20160505-0044290

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/18/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samuel J. Fox	F and M Bank	061 15 0 208.00
(NAME)	(NAME)	
1315 Norvel Avenue	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jasson Cring and Deahna Cring, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samuel J. Fox, a single man**, 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 Lot No. 31 and the Westerly 10 feet of Lot No. 32 on the Map of M.N. Youngs Inglewood Annex, as shown by plat of record in Plat Book 547, Page 197, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tracy Sharp by Warranty Deed from Eric B. Funderburk and wife, Ginger Funderburk dated November 25, 2002 and recorded December 10, 2002 as Instrument No. 20021210-0151949, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jasson Cring and Deahna Cring, husband and wife by Warranty Deed from Tracy Sharp, married dated August 22, 2014 and recorded August 27, 2014 as Instrument No. 20140827-0078183, with the consideration amount of $189,000.00, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1315 Norvel Avenue, Nashville, TN 37216

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, has 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 .

Jasson Cring

Deahna Cring

STATE OF TENNESSEE

COUNTY OF

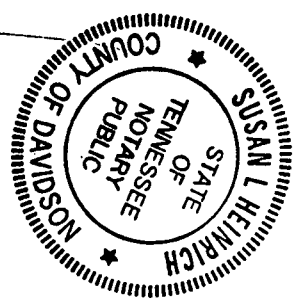
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jasson Cring and Deahna Cring, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



File Number: GRN-161899SSO