BILL GARRETT, Davidson County
Trans:T20160051402 DEEDWARR
Recvd: 06/17/16 09:34 2 pgs
Fees:13.00 Taxes:1235.43
20160617-0061458

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $333,900.00.

Affiant

Subscribed and sworn before me this the 16th day of June, 2016.

Notary Public
My commission expires: 9/10/18

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Adriel Duland Johnson Jr.<br>865 Bellvue Road, Apt C15<br>Nashville, TN 37221 | Churchill Mortgage Corporation<br>761 Old Hickory Blvd, Ste. 400<br>Brentwood, TN 37027 | 042-02-0-001-00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GERARD M. FOX AND KELLY M. SHAUNESSY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADRIEL DULAND JOHNSON JR., AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Resubdivision of Lot 29 and Reserve Parcel "A", Ozark Hills of record in Plat Book 6050, Page 506, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerard M. Fox and Kelly M. Shaunessy, as joint tenants with rights of survivorship by Warranty deed from Mike Suggs, married of record in Instrument No. 20131021-0109361 Register's Office for Davidson County, Tennessee, dated October 17, 2013 and recorded on October 21, 2013.

(Value of consideration shown in aforementioned deed $255,000.00.) Being also known as 832 Fonnic Drive Nashville, Tennessee 37207.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 832 Fonnic Drive, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

RMS by SP AIF

GMF by SP AIF

Witness my hand this the 16th day of June, 2016.

Gerard M. Fox by Sydney Poe Attorney in Fact
Gerard M. Fox
By: Sydney Poe, Attorney-in-Fact

Kelly M. Shaunessy by Sydney Poe Attorney in Fact
Kelly M. Shaunessy
By: Sydney Poe, Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

On this 16th day of June, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Gerard M. Fox** by **Specific POWER OF ATTORNEY** dated May 3, 2016, and who acknowledged that ~~he~~ she executed the same as the free act and deed of **Gerard M. Fox**.

Witness my hand and official seal of office this 16th day of June, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

On this 16th day of June, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kelly M. Shaunessy** by **Specific POWER OF ATTORNEY** dated May 3, 2016, and who acknowledged that ~~he~~ she executed the same as the free act and deed of Kelly M. Shaunessy.

Witness my hand and official seal of office this 16th day of June, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY