Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160075540 DEEDWARR
Recvd: 08/30/16 10:08 2 pgs
Fees:13.00 Taxes:1517.00
20160830-0090555

03-1605-38555

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2016.

Notary Public
My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Allison Fox	Franklin Synergy Bank	103-09-0-001.00
191 Forestwood Drive	722 Columbia Ave	
Nashville TN 37209	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gillian Crowder, An Unmarried Woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Allison T. Fox and Seth A. Fox, wife and husband** hereinafter called the Grantees, their successors 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. 46, on the Plan of Hillwood Park, of record in Book 3300, Pages 27 and 28 (Page 27 erroneously omitted in prior deeds), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Crowder and wife, Gillian Crowder by deed from Cosper Eugene Stribling, Jr., unmarried, dated June 12, 1996, recorded July 11, 1996, of record in Book 10086, Page 763, re-recorded in Book 10352, Page 51, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gillian Crowder by Quitclaim Deed from John R. Crowder, dated January 22, 2010, recorded January 25, 2010, of record in Instrument No. 20100125-0006399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 191 Forestwood Drive, Nashville, TN 37209.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 heirs and assigns, against the lawful claims of all persons whomsoever.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 26th day of August, 2016.

Gillian Crowder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gillian Crowder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of August, 2016.

State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD