WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088290 DEEDWARR
Recvd: 10/06/16 15:03 3 pgs
Fees:18.00 Taxes:466.20
20161006-0105977

File No. 0002298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynda Davis Fox	Same as New Owner	075-09-0-106.00
(NAME)	(NAME)	
219 Jacksonian Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lynda Davis Fox, Trustee of The Ruth B. Davis Living Trust Agreement, and Lynda Davis Fox and Barbara Galbraith, beneficiaries under The Ruth B. Davis Living Trust Agreement,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynda Davis Fox, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 246 of the Map of Hermitage Hills Subdivision, Section 2, Revised, as of record in Book 2900, page 112, in Register's Office of Davidson County, Tennessee, in which plan reference is made for a more complete description.

Being the same property conveyed to Lynda Davis Fox, Trustee of the Ruth B. Davis Living Trust Agreement by Quit Claim Deed from Ruth B. Davis, recorded on the 10th day of May, 2011 in Instrument No. 20110510-0035944, in the Register's Office of Davidson County, Tennessee. ***See also*****: Trust Certification recorded simultaneously herewith at Instrument No. 20161006-0105976, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 219 Jacksonian Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 3rd day of October, 2016.

The Ruth B. Davis Living Trust Agreement

Lynda Davis Fox

By: Lynda Davis Fox, Trustee

Lynda Davis Fox

By: Lynda Davis Fox, Individually as Beneficiary

Barbara K. Galbraith

By: Barbara Galbraith, Individually as Beneficiary

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lynda Davis Fox, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Trustee of The Ruth B. Davis Living Trust Agreement, the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand this 3rd day of October, 2016.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Lynda Davis Fox and Barbara Galbraith,** the bargainors, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of October, 2016.

Leslie Garside

NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Alive and Well Certification

Affiant hereby swear and affirms that, as of the date below signed, Ruth B. Davis is alive and well. This affidavit is executed for purposes of compliance with the terms under the Ruth B. Davis Living Trust Agreement U/A/D 4/7/2011.

Lynda Davis Fox, Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Lynda Davis Fox,** the bargainors, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of October, 2016.

NOTARY PUBLIC

LESLIE CARSIDE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206