WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088300 DEEDWARR
Recvd: 10/06/16 15:15 2 pgs
Fees:13.00 Taxes:658.60
20161006-0106018

File No. 0002163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
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
Tara Leurs	Tara Leurs	08414016900
(NAME)	(NAME)	
225 Bermuda Drive	2401 Cairo Bend Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214	Lebanon, TN 37087	
(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 Fox, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara Leurs, a married 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. 39 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Bermuda Drive, at the corner of Lots Nos. 38 and 39; thence with said Drive, Northwardly 131.45 feet to the corner of Lots Nos. 39 and 40; thence with the line between said two lots, Eastwardly 186.1 feet to the corner of Lots Nos. 40 and 41; thence with the line between Lots Nos. 39 and 41, Southeastwardly 91.3 feet to the Westerly line of Lot No. 32, thence with said line, Southwestwardly 109.7 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, Westwardly 234.2 feet to the beginning.

Being the same property conveyed to Mark Steven Fox, by Quitclaim Deed from Susan Fox Santry and Mark Steven Fox, Co-Trustees under the Living Trust of Marvin Fox, Jr. and Susan Fox Santry, Individually, dated 7/5/2001, recorded 7/6/2001, and appearing of record at Instrument No. 20010706-0072274, Registers Office for Davidson County, Tennessee. The said Mark Steven Fox having since died intestate on June 24, 2011, and the property having become vested in his heirs at law: Lynda Fox and Jessica Davis Fox (*See also*: Affidavit of Heirship at Instrument Nos. 20161006-0106013 and 20161006-0106014, and Quitclaim Deed of Correction to Lynda Fox and Jessica Davis Fox from Susan Fox Santry, Successor Trustee of the Marvin Fox Living Trust and Susan Fox Santry, individually of record at Instrument No. 20161006-0106016, R.O.D.C.). Being further conveyed to Lynda Fox by quitclaim deed from Jessica Davis Fox of record at Instrument No. 20161006-0106017, Register's Office for Davidson County, Tennessee.

Being also the same property previously conveyed to Marvin Fox Living Trust for Susan Santry and Steven Fox and their appointees or issue, by Quit Claim Deed from Marvin Fox a/k/a Marvin Fox Jr. recorded on May 5, 2000 in Instrument No. 200005050045609, in the Register's Office of 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 225 Bermuda Drive, Nashville, TN 37214

(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.

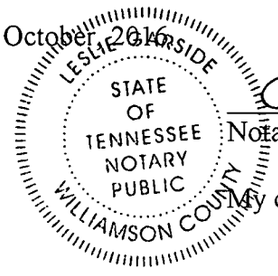
Witness my hand this 3rd day of October, 2016.

Lynda Fox

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 Fox, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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



Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206