THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109468**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $529,900.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160094656 DEEDWARR
Recvd: 10/26/16 13:52 2 pgs
Fees: 13.00 Taxes: 1960.63
20161026-0113268

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benton Foy and Maureen M. Foy 4124 Crestridge Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-05-0-035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jess Noble Judy Jr. and Marti Morris Judy, husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benton Foy and Maureen M. Foy, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Brookhaven Estates, of record in Plat Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JESS NOBLE JUDY, JR. and JESS JUDY, by deed from JOHN MICHAEL PUCKETT and wife, BRIDGET PUCKETT, of record in Instrument No. 20070517-0059311, dated May 15, 2007, said Register's Office.

Being further conveyed to JESS NOBLE JUDY, JR. and wife, MARTI MORRIS JUDY by deed from JESS JUDY and JESS NOBLE JUDY, JR., of record in Instrument No. 20090203-0009312, dated January 23, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 132-05-0-035.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1835, pages 49-51, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1578, page 276, Book 1786, page 501 and Book 1969, page 609, said Register's Office.

This is improved property located at 4124 Crestridge Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2016.

Jess Noble Judy Jr.

Marti Morris Judy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jess Noble Judy Jr. and Marti Morris Judy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017