WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Brian Fox	NEW OWNER	116-14-0-119
(NAME)	(NAME)	
514 Park Center Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160094999 DEEDWARR
Recvd: 10/27/16 10:17 2 pgs
Fees:13.00 Taxes:9250.00
20161027-0113616

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Henry Preston Ingram**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles Brian Fox and Megan M. Fox, husband and wife** , hereinafter called the GRANTEE(S), 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. 1 on the plan of Final Plat for the Resubdivision, W.S. Bransford Subdivision, as of record in Plat Book 6200, Page 614, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Henry Preston Ingram by Successor Trustee's Deed from Glen C. Watson, III, Successor Trustee dated 12/20/2013, recorded 12/20/2013 of record in Instrument No. 20131220-0128893, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 514 Park Center Avenue, Nashville, TN 37205
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of October, 2016.

Henry Preston Ingram by K. Thomas Sidwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Thomas Sidwell, with whom I am personally acquainted and who proved her/himself to be the Attorney in Fact for Henry Preston Ingram, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of October, 2016.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064