Davidson County	DEEDWARR
Recvd: 11/03/16 10:09	2 pgs
Fees:13.00 Taxes:1426.35	
20161103-0116350	

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY of NOVEMBER, 2016,

Jordan T. Myers
Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eugene G. Fox and Dianne Fox	Eugene G. Fox and Dianne Fox	155 16 0A 087.00
(NAME)	(NAME)	
6105 Deerbrook Drive	6105 Deerbrook Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Five Thousand Five Hundred And No/100 Dollars ($385,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph J. Flynn, III and wife Meredith Flynn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eugene G. Fox and wife Dianne Fox**, hereinafter called the Grantees, 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. 167 on the Plan of Traceside, Section 3, of record in Book 9700 page 47, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph J. Flynn, III and wife, Meredith Flynn by Warranty Deed from Roosevelt Walker, Sr. and wife, Benita J. Walker dated June 29, 2007 and recorded July 03, 2007 as Instrument No. 20070703-0079498, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6105 Deerbrook Drive, Nashville, TN 37221

File Number: FRN-166719SSO

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, has 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 our hands this 2nd day of November, 2016

Joseph J. Flynn, III

Meredith Flynn

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph J. Flynn, III and wife Meredith Flynn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of November, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DANA D. CHAS... NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC RUNNER COUNTY

File Number: FRN-166719SSO