WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Paul Holden, Jr., Christopher Hardy Holden, and Bradley William Holden	**John Paul Holden, Jr., Christopher Hardy Holden, and Bradley William Holden**	096-06-0-088.00
(NAME)	(NAME)	
324 Century Court	324 Century Court	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160098309 DEEDWARR
Recvd: 11/07/16 10:23 2 pgs
Fees:13.00 Taxes:462.50
20161107-0117533

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, we, **Elbridge Houston Fox and wife, Sandra Fox and David Eugene Fox and wife, Helen Fox,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Paul Holden, Jr., Christopher Hardy Holden, and Bradley William Holden,** 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:

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot #153 on the Map of Cloverhill Subdivision, Section I, of record in Book 2083, page 38, Register's Office for Davidson County, Tennessee.

Said Lot #153 begins at a point in the southerly margin of McCampbell Road at the common corner of Lots 153 and 154; thence with the line between said lots 155 feet to a monument; thence south 58 deg. 37' west 103.6 feet to a monument in the margin of an unnamed street; thence north with the margin of said street, 54.88 feet to a monument; thence continuing with the margin of said street 80 feet to a monument at the beginning of a curve; thence around said curve, having a radius of 20 feet, 31.42 feet to a monument in the margin of McCampbell Road; thence with the margin of said road easterly 80 feet to the point of beginning.

Being the same property conveyed to Elbridge Austin Fox and wife, Betty Fox, by Installment Deed from Associates Capital Corporation, dated July 22, 1966, of record in Book 4040, page 485, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed from the United States of America, by its agent, James A. O'Hara, District Director of Internal Revenue for the Nashville District, State of Tennessee, to Elbridge A. Fox, dated January 18, 1977, of record in Book 5275, page 470, Register's Office for Davidson County, Tennessee. Elbridge Austin Fox having died on March 31, 1998 leaving Betty Fox as the surviving tenant by entirety; and Betty Fox having died intestate on May 13, 2016 vesting title in her sole heirs at law, Elbridge Houston Fox and David Eugene Fox as evidenced by an affidavit of heirship of record in Instrument No. 20161107-0117532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 2083, page 38; restrictions of record in Book 1583, page 423; Book 2083, page 38 and Book 2145, page 262; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2912 McCampbell Ave., 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 our hands this 28th day of October, 2016.

Elbridge Houston Fox

David Eugene Fox

Sandra Fox

Helen Fox

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Elbridge Houston Fox, Sandra Fox, David Eugene Fox, and Helen Fox**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of October, 2016.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

File No.: 24048