Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160103086 DEEDWARR
Recvd: 11/22/16 08:50 2 pgs
Fees:13.00 Taxes:2164.50
20161122-0122991

W & I Ref: (DM) Title No.: 58665
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary L. Scales 6329 Torrington Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11511004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Francis Z. Fox, married,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary L. Scales*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of West Meade Estates; Section One of record in Book 2663, page 110, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Fox and wife, Francis Z. Fox by Warranty Deed from Irwin Ross, dated July 14, 1978 and recorded on July 17, 1978 of record in Book 5312, page 113, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 22, 1993, recorded on January 25, 1993 of record in Book 8847, page 775, said Register's Office, subject property was conveyed to Richard L. Fox and Francis Z. Fox, Trustees U/A/D January 22, 1993. Subject property was further conveyed to Francis Z. Fox by Quitclaim Deed dated October 29, 1997, recorded October 29, 1997 of record in Book 10663, page 539, said Register's Office.

Richard L. Fox, spouse of Francis Z. Fox, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 110, said Register's Office, which Plan shows a 50, foot minimum building setback line from Torrington Road and Torrington Court, and a 10 foot easement for public utility purposes along the southerly line(s) of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwest corner of said lot. And an 8 x 175 foot easement for overhang located on the northeast corner of said lot, fronting Torrington Court.

This is improved property, known as 6329 Torrington Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2016.

Francis Z. Fox

Richard L. Fox

State of Tennessee

County of Davidson

On this 18th day of November, 2016, before me the undersigned authority, personally appeared Francis Z. Fox and Richard L. Fox, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Sworn and subscribed before me this 18th day of November, 2016.

Notary

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017