AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160109758 DEEDWARR
Recvd: 12/14/16 10:16 2 pgs
Fees:13.00 Taxes:888.00
20161214-0130997

ADDRESS NEW OWNER:
Brandon Foxx
5245 Sunsail Drive
Antioch, TN 37013-2438

SEND TAX BILL TO:
Same as New Owner

MAP/PARCEL 151-09-0B-021.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Robert Gault and wife, Deneen Gault,** has this day bargained and sold, and does hereby transfer and convey unto **Brandon Foxx, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat of Phase I-A, Revision One, Lakeside Cove at Percy Priest of record in Plat at Instrument Number 20041020-0126312, and revised Plat at Instrument Number 20041202-0143540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Gault and wife, Deneen Gault by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20050810-0094551 Register's Office for Davidson County, Tennessee, dated July 18, 2005 and recorded on August 10, 2005.

This is improved property known as: **5245 Sunsail Drive, Antioch, Tennessee 37013-2438**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20041020-0126312, and revised Plat at Instrument Number 20041202-0143540, and restrictions in Instrument

Number 20041105-0133677, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of October, 2016.

Robert Gault

Deneen Gault

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert Gault and Deneen Gault,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of October, 2016.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of October, 2016.

NOTARY PUBLIC

My Commission Expires: _____