BILL GARRETT, Davidson County
Trans:T20160109942 DEEDWARR
Recvd: 12/14/16 14:11 2 pgs
Fees:13.00 Taxes:888.00
20161214-0131211

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2016

Notary Public
Commission Expires: 6-19-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
John T. Fox 9005 Sawyer Brown Road Nashville, TN 37221-2474	NEW OWNER	142-09-0-H-118.00CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Mary E. McIntosh, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T. Fox and Nanette W. Fox, husband and wife

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, Unit No. 9005, together with the carport designated No. 9005-C, in River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-E, Condominium Apartments, recorded in Plat Book 7900, pages 583 and 584, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, and further described in annexation document of record in Book 9053, page 256, and further amended in Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Mary E. McIntosh, an unmarried person by Warranty Deed from Sam B. Clement, Jr., a married person and Carol C. Vance, a married person, of record in Instrument No. 20000804-0077387, Register's Office for Davidson County, Tennessee, dated August 02, 2000 and recorded on August 04, 2000. (Value of consideration shown in aforementioned deed $162,500.00.)

Being also known as 9005 Sawyer Brown Road, Nashville, Tennessee 37221-2474.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9005 Sawyer Brown Road, Nashville, TN 37221-2474.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of December, 2016.

Mary E. McIntosh

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary E. McIntosh, an unmarried person** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of December, 2016.



(Notary Seal)

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018