WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160111855 DEEDWARR
Recvd: 12/20/16 10:34 2 pgs
Fees: 13.00 Taxes: 203.50
20161220-0133519

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: March 30, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven William Fox Jan Marie Fox	Steven William Fox	051150A00300CO
(NAME)	(NAME)	
420 Walton Lane, Apartment A-3	420 Walton Lane, Apartment A-3	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Susan Garner, Michael Garner and David Garner as Trustees of The Garner Trust dated 12-1-00, a Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven William Fox and Jan Marie 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:

BEING Unit No. A-3, as shown by plat of Quail Creek of record in Plat Book 6328, Page 89-90, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Garner Trust dated 12-1-00, a Revocable Living Trust by deed from Kenneth D. Garner and Peggy W. Garner, dated 12-1-00 of record in Instrument #20001219-0124410, Register's Office for said County.

This is improved ☑ property, known as 420 Walton Lane, Apartment A-3, Madison, TN 37115
(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 15th day of December, 2016.

THE GARNER TRUST DATED 12-1-00, A REVOCABLE LIVING TRUST

David Garner
Trustee

Susan Garner
Trustee

Michael Garner
Trustee

State of Tennessee
County of Rutherford

Personally appeared before me David Garner, Susan Garner and Michael Garner, Trustees of The Garner Trust dated 12-1-00, a Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2016.

Notary Public Carla R. Dillard
My Commission Expires: March 30, 2019

File No.: 0714

