THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23781

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

David P. Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Sept, 2017.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Bill Garrett Davidson County
Batch# 153 DEEDWARR
09/11/2017 01:12:36 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20170911-0092895

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fox Brothers Realty, LLC	Fox Brothers Realty, LLC	MAP
P. O. Box 150983	P. O. Box 150983	PARCEL 069-04-0-166.00
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Eugene H. Grigsby, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fox Brothers Realty, LLC**

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, being Lot No. 91 on the Plan of Section 2, Haynes Park Subdivision of record in Plat Book 4460, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 91 fronts 110.33 feet on the Westerly side of Boyce Court and runs back between lines, 134.80 feet on the Southerly side and 132.17 feet on the Northerly side, to a line at the rear of which it measures 49 feet thereon.

Being the same property conveyed to Gloria J. Grigsby, single by Warranty deed from W. L. Bainbridge Company of record in Book 4724, page 374, Register's Office for Davidson County, Tennessee, dated June 22, 1973 and recorded on July 02, 1973.

Affidavit of Heirship recorded in Instrument No. 20110719-0055054 and in Instrument No. 20141014-0094483.

Being the same property conveyed to Maxine J. Rucker, Trustee by Quitclaim Deed from Eugene H. Grigsby, Cedric Grigsby and Kendal Grigsby, of record in Instrument No. 20140714-0061986, Register's Office for Davidson County, Tennessee, dated July 12, 2014 and recorded on July 14, 2014 and within the same deed the said Maxine J. Rucker, Trustee conveyed his interest in the subject property to Eugene H. Grigsby, Jr.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **117 Boyce Court, Nashville, TN 37218.**

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 my hand(s) this the 8th day of September, 2017.

Eugene H. Grigsby, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eugene H. Grigsby, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of September, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE