Bill Garrett Davidson County
Batch# 23630 DEEDWARR
11/08/2017 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $727.05
20171108-0115009

CloseTrak
Closing & Title Services

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of November, 2017 by and between

John E. Fox, Trustee of John E. Fox Revocable Trust, hereinafter called Grantor, and

Michele J. Schulman, a married woman, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 20020926, Page 0117442; Covenants/Restrictions in Book 9430, Page 251; Book 9534, Page 938; Book 9534, Page 942; Book 20020930, Page 0118656; Book 20021003, Page 0120427; Easements of record in Book 9588, Page 930; Book 1101, Page 457; Book 4717, Page 515; Book 8197, Page 288; Book 8358, Pages 91 & 92; Book 9661, Page 919; Book 2338. Page 466; Book 4446, Page 423; Book 4535, Page 351; Book 9988, Page 793; Book 8197, Page 288; Book 9988, Page 821; Book 20000906, Page 0088271; Book 20000906, Page 0088272, Book 20001030, Page 0107415; Book 20020718, Page 0086411; Charter at Book 9433, Page 953; HOA Deed at Book 9432, Page 792 and Book 9649, Page 764; and 2018 Davidson County Taxes ;all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

John E. Fox Revocable Trust

By: _____
John E. Fox, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John E. Fox, Trustee of John E. Fox Revocable Trust** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed, and with full authority and on behalf of the John E. Fox Revocable Trust.

WITNESS my hand and notarial seal at office this 6th day of November, 2017.

My commission expires: RUSSELL FOX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Comm. Expires May 1, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $196,500.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 8 day of December, 2017.

Notary Public

My Commission Expires: 7.17.21

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Owner's Mailing Address:
Michele J. Schulman
817 Kettering Close
Antioch, TN 37013

Property Address:
817 Kettering Close
Antioch, TN 37013

Person responsible for the payment of taxes:
Michele J. Schulman
817 Kettering Close
Antioch, TN 37013

File Number: 17-2012-SD

Prepared By:
CloseTrak, LLC
5860 Ridgeway Center Parkway, #101
Memphis, TN 38120

Return To:
Foundation Title
2798 Mallory Station Rd. Ste. 102
Franklin, TN 37067

EXHIBIT "A"

Lot 290, Final Plat of Phase 3, Section 2, Long Hunter Chase Subdivision, as shown in Plat of record in Plat Book 20020926, Page 0117442, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein by Quit Claim Deed of record at Book 2160217, Page 0015005; corrected in Book 20170308, Page 0022664 in said Register's Office.

Tax Parcel Number: 151-09-0A-290.00-C

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019