WARRANTY DEED

File #17595

Bill Garrett Davidson County
Batch# 36046 DEEDWARR
12/11/2017 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20171211-0126233

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodbine Community Organization	New Owner	04409004700
(NAME)	(NAME)	
643 Spence Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, WE, **William F. Fox and wife, Lucy Fox,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Woodbine Community Organization (WCO), Inc. a Tennessee non-profit corporation,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument at the intersection of the westerly margin of Robinson Road and the southerly margin of Bennett Drive; thence with the margin of Robinson Road, South 41 degrees 47 minutes East 231.9 feet to a point, the northeast corner of The Knoll, Section 1, a plat of which is recorded in Book 2330, Page 94, Register's Office for Davidson County, Tennessee; thence with the north line of said subdivision, South 50 degrees 02 minutes West 351.6 feet to a concrete monument, the southeast corner of Lot 49 of Section 3 of The Knoll; a plat of which is of record in Book 2854, Page 110, said Register's Office; thence with the lines of Lots 49 and 52 of said subdivision, North 40 degrees 04 minutes East 278.48 feet to a monument in the south margin of Bennett Drive; thence with the south margin of Bennett Drive around a curve having a radius of 453.28 feet, a distance of 4.61 feet to a monument; North 60 degrees 41 minutes East 86.96 feet to a monument; around a curve having a radius of 525 feet, a distance of 114.23 feet to a monument; North 48 degrees 13 minutes East 110.39 feet to a monument; thence around the radius of the intersection of Bennett Drive and Robinson Road, a curve with a radius of 25 feet and a distance of 39.27 feet to the beginning, as shown on the plat of said subdivision, of record in Book 2854, Page 110, Register's Office for Davidson County, Tennessee.

Included in the above description, but hereby excluded is that portion of the property conveyed to the State of Tennessee described in Book 4406, Page 775, Book 4419, Page 344 and Book 4782, Page 43, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William F. Fox and wife, Lucy Fox by Warranty Deed from Annice S. Shrum, a single woman dated August 21st 2009 and recorded August 26th 2009 in Instrument No. 20090826-0080355, said Register's Office, Wilson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 910 Robinson Road, Old Hickory, TN 37138

(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 my hand this 8th day of December, 2017.

William F. Fox

Lucy Fox

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, William F. Fox and Lucy Fox, the bargainor(s), 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 this 8th day of December, 2017.

Notary Public

My Commission Expires:

GREG ATHBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019