Bill Garrett Davidson County
Batch# 43150 DEEDWARR
01/02/2018 10:40:11 AM 2 pgs
Fees: $13.00 Taxes: $325.60
20180102-0000223

After Recording, Please Return To:
First National Financial Title Services, LLC
6880 Cobblestone Blvd, Suite 2
Southaven, MS 38672

Prepared By:
Lawrence F. Hatten, III
First National Financial Title Services, LLC
6880 Cobblestone Blvd, Suite 2
Southaven, MS 38672

Please send Tax Notice to:
U.S. Bank, N.A.
4801 Frederica Street
Owensboro, KY 42301

Address of New Owner:
Anthony K Fox and Connie E Fox
910 Apple Valley Rd
Madison, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THIS INDENTURE, Made this 15th day of December, 2017, by and between the **ESTATE OF DOROTHY JOAN FOX**, as party or parties of the first part, hereinafter called GRANTOR and **ANTHONY K FOX and wife, CONNIE E FOX**, as party or parties of the second part, hereinafter called GRANTEE (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

For APN/Parcel ID(s): 033-15-0-075.00

Land in Davidson County, Tennessee being lot No. 132 Plan of Primrose Acres, Section II, as of record in book 2900, page 44, Register's Office of Davidson County, Tennessee.

Said lot fronts 95 feet on the south side of Apple Valley Road and extends back 266.7 feet on the east line and 285.1 feet on the west line to a dead line and measures 95.5 feet thereon.

BEING the same property conveyed to Dorothy Joan Fox, Single by Warranty Deed from Franklin D Roberson and wife, Sally L Roberson, dated November 30, 1970, recorded December 3, 1970, in Book 4464, Page 229, in the Register's Office for Davidson County, Tennessee.

Dorothy Joan Fox died on or around March 23, 2016, leaving a Last Will and Testament dated May 3, 1993, filed September 2, 2016, in Docket No. 16P1400, Circuit Court of Davidson County, Tennessee.

Being property known as 910 Apple Valley Rd, Madison, TN 37115, according to the present system of numbering houses in Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Estate of Dorothy ~~Joan~~ Fox

BY: _____
Anthony Fox, Administrator, c.t.a.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of December, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ANTHONY FOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ADMINISTRATOR of the ESTATE OF DOROTHY JOAN FOX , the within named bargainor, and that he as such ADMINISTRATOR, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the ESTATE OF DOROTHY JOAN FOX, by himself as ADMINISTRATOR.

Witness my hand and Notorial Seal at office this 15th day of December, 2017.

_____
Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3·10·19

OATH OF VALUE

STATE OF TN

COUNTY OF Davidson

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 88,000.00 .

Connie E. Fox
Signature

Connie E Fox
Print Name

Subscribed and ~~sworn to before me~~ this 15th of Dec, 2017.

_____ 3·10·19
Notary Public Commission Expires

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY