Certified True Copy

WARRANTY DEED

Bill Garrett Davidson County
Batch# 53824 **DEEDWARR**
02/01/2018 12:17:25 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20180201-0010387

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-22-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kandie Anderton	Same address as	
(NAME)	(NAME)	
4491 Chandler Road	New owner	0750001400
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **H. Eddie Fox and Wife, Mary Nell Fox**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kandie Anderton and Wife, Amy Danielle Anderston**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

The following described land in Davidson County, Tennessee, to-wit:

Being a portion of a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being the Kenneth F. Hudgens and Doug Jones property as of record in Deed Book 6617, Page 882, R.O.D.C., Tennessee.
Beginning at a concrete monument situated in the southerly margin of Chandler Road (60' R.O.W.) said point also being the northerly property corner of Lot 5 and the southwesterly property corner of the property herein described:
Thence, along said southerly margin of Chandler Road, a curve with a radius of 3,002.66 feet and a length of 222.58 feet to a point;
Thence, 563° 29' 09" E, a distance of 900.24 feet to a point;
Thence, S12° 07' 03" W, a distance of 293.26 feet to a point;
Thence, N59° 49' 29" W, a distance of 1011.48 feet to a point of beginning and containing 5.50 acres of land more or less.

Being the same property conveyed to H. Eddie Fox and wife, Mary Nell Fox by Warranty Deed from Kenneth F. Hudgens and Douglas C. Jones, dated 10/31/1985 recorded 10/31/1985, of record in Book 6697, Page 379, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20080117-0005457, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 6617, Page 882, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4491 Chandler Road, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of January, 2018.

H. Eddie Fox by Thomas Edward Fox ATTORNEY IN FACT
H. Eddie Fox by Thomas Edward Fox his atty in fact

Mary Nell Fox by Thomas Edward Fox ATTORNEY IN FACT
Mary Nell Fox by Thomas Edward Fox, her atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of January, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Thomas Edward Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of H. Eddie Fox and Mary Nell Fox, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20180201-0010386, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122