Bill Garrett Davidson County
Batch# 60628 DEEDWARR
02/21/2018 09:33:13 AM 2 pgs
Fees: $13.00 Taxes: $1,824.10
20180221-0016295

WARRANTY DEED

C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

29070

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2018.

(Affix Seal) Notary Public

My Commission Expires: 5-8-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Derrick T. Fox	Ameris Bank	Map/Parcel
4908A Wyoming Avenue	1800 Pkwy PL #820	103 03 0E 001.00
Nashville, Tennessee 37209	Marietta, GA 30067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD G. HOUSTON, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto DERRICK T. FOX, single man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee being Unit A on the plan of 4908 Wyoming Avenue Town Homes, a Horizontal Property Regime with Private Elements as shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20130624-0064522, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard G. Houston, unmarried, by Warranty Deed from Scott Douglass and Lauren Douglass, husband and wife, dated March 24, 2016, of record in Instrument No. 20160331-0030440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2018 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 103 03 0E 001.00.
2. All matters appearing on the Plan of Charlotte Park Addition, of record in Book 57, page 102 and 103, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 4908 Wyoming Avenue Town

Homes, of record in Instrument No. 20130624-0064522, Register's Office for Davidson County, Tennessee.

4. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 4908A Wyoming Ave, Nashville, Tennessee 37209

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Alexandra Houston, wife of Richard G. Houston, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property by reason of her marital status, or otherwise.

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 14th day of February, 2018:

Richard G. Houston

Alexandra Houston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Richard G. Houston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2018:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Alexandra Houston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2018:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY