Bill Garrett Davidson County
Batch# 84296 DEEDWARR
04/24/2018 01:50:14 PM 2 pgs
Fees: $13.00 Taxes: $529.47
20180424-0038579

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0637

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,100.00

Angie Hoogeweide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 205 McArthur Drive Trust PO Box 160772 Nashville, TN 37216	SAME AS BUYER	043-11-0-023.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Joseph Edward Fox, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of the 205 McArthur Drive Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 77 on the unrecorded Plan of Anderson Estates and being a re-subdivision of Tract 1 and 13 on the Plan of Anderson Tract of record in Plat Book 1130, Page 37, Register' s Office for said County, and described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946.

Beginning at a point in the Easterly margin of McArthur Drive, which point is located 110.3 feet North of the intersection of McArthur Drive and Dupont Avenue, and being the common corner of Lot Nos. 77 and 78 of said unrecorded plan; thence Easterly and with dividing line between said lots 136 feet to the common corner of Lots 23, 24, 77, and 76 of said unrecorded plan; thence Northerly with the dividing line between Lots Nos. 24 and 77, 65 feet to the common corner of Lots Nos. 24, 25, 76, and 77; thence Westerly with the dividing line between Lots 76 and 77, 136 feet to the Easterly margin of McArthur Drive; thence Southerly with the Easterly margin of McArthur Drive, 65 feet to the point of beginning.

Being a portion of the same property conveyed to Joseph Edward Fox, unmarried by Warranty Deed from Ray K. Binnion of record in Book 10225, Page 129, Register's Office for Davidson County, Tennessee, dated October 10, 1996 and recorded on October 14, 1996. (Value or consideration shown in aforementioned deed $50,000.00.) Being also known as 205 McArthur Drive Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 205 McArthur Drive, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of April, 2018.

Joseph Edward Fox

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Joseph Edward Fox 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 at Madison, Tennessee this 18th day of April, 2018.

Notary Public

My Commission Expires: 1-13-20

(Notary Seal)

