WARRANTY DEED

Bill Garrett Davidson County
Batch# 87577 DEEDWARR
05/02/2018 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20180502-0041914

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$600,000.00.**

Gail H. Neely
Affiant

Subscribed and sworn to before me this 30th day of April, 2018

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gail Harris Neely	SAME	105-10-0-217.00
2910 Snowden Rd.		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **FRANCES ANNETTE COX, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE FRANCES ANNETTE COX REVOCABLE TRUST DATED APRIL 7, 2015**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gail Harris Neely and Peggy Flynn Harris**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

0 8th Avenue South, Nashville, TN 37203. Map & Parcel 105-10-0-217.00

Being part of Lot No. 39 on the Map of C.S. Caldwell's Roycroft Addition, as of record in Book 332, Page 37, Register's Office, described according to a survey of Barge, Waggoner & Sumner Engineers, revised August 24, 1972, as follows: Beginning at a point in the easterly margin of 8th Avenue South, at the corner of the property owned by R. R. Harris; thence with the margin of said Avenue, North 4 degrees 53' East 24.3 feet to a point in the beginning of a curve; thence around said curve, northeasterly 36.99 feet to a point in the southerly margin of Wedgewood Avenue; thence with the same, North 89 degrees 39' East, 47.5 feet to a point; thence leaving said Avenue, South 7 degrees 07' West, 56.6 feet to a point; thence North 82 degrees 34' West, 68 feet to the beginning.

Being the same property conveyed to Mrs. Linnie A. Harris, by deed from The Nashville Housing Authority, dated November 27, 1972, of record in Book 4664, page 43, Register's Office for Davidson County, Tennessee. The said Linne A. Harris having since died in 2009 vesting property in Robert Raymond Harris, Jr.; F. Annette Cox and Gail H. Neely, Devisees of Her Last Will and Testament as evidenced by Executor's Deed of record in Instrument Number 20090427-0037610, said Register's Office. Further conveyed F. Annette Cox's 1/3 interest by Quitclaim to Frances Annette Cox, not individually but solely as Trustee of the Frances Annette Cox Revocable Trust Dated April 7, 2015, of record in Instrument Number 20150518-0045330, said Register's Office.

1916 8th Avenue South, Nashville, TN 37203. Map & Parcel 105-10-0-218.00

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of C.S. Caldwell's Roycroft Addition, as of record in Book 332, Page 37, Register's Office for said County, described as follows: Beginning at the northeast corner of Roycroft Avenue and 8th Avenue South, as widened; thence with the northerly margin of Roycroft Avenue, eastwardly 70 feet to the corner of lot Nos. 38 and 39; thence with the line between said lots, northwardly 170 feet to the southerly margin of an alley; thence with said alley westwardly 10 feet to the northeast corner of the property conveyed to JN Ellis and wife, by deed from Mary E. Dutlinger, of record in Book 1316, Page 282, said Register's Office; thence with the easterly line of said Ellis property, southwardly 40 feet; thence westwardly 67.3 feet to the easterly margin of 8th Avenue South, as widened; thence with said Avenue, southwardly 130 feet more or less, to the beginning.

Being the same property conveyed to Robert R. Harris and wife, Linnie A. Harris, by deed on July 19, 1955, of record in Book 2441, page 613, Register's Office for Davidson County, Tennessee. The said Robert R. Harris having since died in 1971 vesting his interest in Linna A. Harris by right of survivorship. The said Linne A. Harris having since died in 2009 vesting property in Robert Raymond Harris, Jr.; F. Annette Cox and Gail H. Neely, Devisees of Her Last Will and Testament as evidenced by Executor's Deed of record in Instrument Number 20090427-0037610, said Register's Office. Further conveyed F. Annette Cox's 1/3 interest by Quitclaim to Frances Annette Cox, not individually but solely as Trustee of the Frances Annette Cox Revocable Trust Dated April 7, 2015, of record in Instrument Number 20150518-0045330, said Register's Office.

764 Roycroft Avenue, Nashville, TN 37203. Map & Parcel 105-10-0-216.00

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of C.S. Caldwell's Roycroft Addition as of record in Book 332, Page 37, Register's Office for said County. Said Lot No. 38 fronts 50 feet on the northerly side of Roycroft Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to R. R. Harris and wife, Linnie A. Harris, by deed from Beatrice S. Dickens, a widow, dated January 29, 1968, of record in Book 4207, page 933, Register's Office for Davidson County, Tennessee. The said Robert R. Harris having since died in 1971 vesting his interest in Linna A. Harris by right of survivorship. The said Linne A. Harris having since died in 2009 vesting property in Robert Raymond Harris, Jr.; F. Annette Cox and Gail H. Neely, Devisees of Her Last Will and Testament as evidenced by Executor's Deed of record in Instrument Number 20090427-0037610, said Register's Office. Further conveyed F. Annette Cox's 1/3 interest by Quitclaim to Frances Annette Cox, not individually but solely as Trustee of the Frances Annette Cox Revocable Trust Dated April 7, 2015, of record in Instrument Number 20150518-0045330, said Register's Office.

2000 8th Avenue South, Nashville, TN. Map & Parcel 105-10-219.00

Land in Davidson County, Tennessee, being Lot No. 16 in C.S. Caldwell's Second Roycroft Subdivision, as of record in Book 421, Page 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the east side of 8th Avenue South, and extends back along Roycroft Avenue 157 feet on the north line and 153 feet 10 inches on the south line to an alley.

Being the same property conveyed to Robert R. Harris and wife, Linnie A. Harris, by deed from P. F. Townes and wife, of record in Book 2995, page 342, Register's Office for Davidson County, Tennessee. The said Robert R. Harris having since died in 1971 vesting his interest in Linna A. Harris by right of survivorship. The said Linne A. Harris having since died in 2009 vesting property in Robert Raymond Harris, Jr.; F. Annette Cox and Gail H. Neely, Devisees of Her Last Will and Testament as evidenced by Executor's Deed of record in Instrument Number 20090427-0037610, said Register's Office. Further conveyed F. Annette Cox's 1/3 interest by Quitclaim to Frances Annette Cox, not individually but solely as Trustee of the Frances Annette Cox Revocable Trust Dated April 7, 2015, of record in Instrument Number 20150518-0045329, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 37, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8th Avenue South, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 30, 2018.

The Frances Annette Cox Revocable Trust Dated April 7, 2015

BY: Frances Annette Cox Trustee
Frances Annette Cox, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frances Annette Cox,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY

My commission expires: 5-3-2021