This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 5th day of November, 2018.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Y Johnson Davidson County
Batch# 157045 **DEEDWARR**
11/06/2018 11:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20181106-0109918

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John E. Lucas and Susan A. Lucas 28 East Henry Ct. Satna Rosa Beach, FL 32459	New Owner	160-04-0 053.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN T. FOX AND MARTHA T. FOX, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN E. LUCAS AND SUSAN A. LUCAS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1104 on the Plan of Brentwood Hall, Section XI, of record in Plat Book 2331, page 134, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ryan T. Fox and Martha T. Fox, husband and wife, by deed from Tamara R. King, unmarried, dated 06/05/2012, of record in Instrument No. 20120608-0050404, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 412 Eatherly Dr., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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 my hand this the 5th day of November, 2018.

Ryan T. Fox

Martha T. Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan T. Fox and Martha T. Fox, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2018.

My commission expires:

9-6-22

Notary Public

