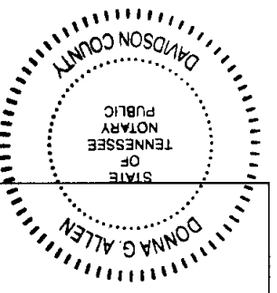
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912485



WARRANTY DEED

Karen Johnson Davidson County
Batch# 282178 **DEEDWARR**
09/06/2019 01:40:49 PM 2 pgs
Fees: $13.00 Taxes: $1,119.99



20190906-0090232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2019.

Donna G. Allen
NOTARY PUBLIC

My commission expires: May 8, 2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Fox and Carla Fox 891 Daybreak Drive Cane Ridge, TN 37013	Same address as new owner	174 13 0A 122.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Two Thousand Seven Hundred and 00/100 Dollars ($302,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NARCISCO GARZA JR. AND WIFE, THRESSES A GARZA**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID J. FOX AND CARLA FOX, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 122 as shown on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, of record in Instrument Number 20150211-0012821, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Narciso Garza Jr. and Thresses A. Garza by Deed from Kashani Construction, LLC, a Tennessee Limited Liability Company, dated September 10, 2015, recorded September 18, 2015, of record in Inst. # 20150918-0094868, in the Register of Deeds for Davidson County, TN.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of September, 2019.

NARCISCO GARZA JR.

THRESSES A GARZA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Narcisco Garza Jr. and wife, Thresses A Garza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of September, 2019.

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022