THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **380,000.00**.

Robert J Terry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

JAMES A. HAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 426214 DEEDWARR
06/25/2020 11:44:04 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20200625-0068777

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick W. Terry and Robert J. Terry	owners	MAP 103-03-0-
112 Acklen Park Drive; Suite B-1		PARCEL 187.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William Glenn Foxall. Jr., a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick W. Terry and Robert J. Terry**

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, in the 5th formerly the 25th, Ward of the City of Nashville, described as follows:

Beginning on the southerly margin of Wyoming Avenue, formerly 6th Street, at the northeast corner of the property conveyed to Marvin A. Bernard and wife, by deed from Elizabeth Thompson, of record in Book 1077, Page 140, Register's Office for said county; thence with the southerly margin of Wyoming Avenue eastwardly 50 feet to the northwest corner of the property conveyed to Gertrude Oehmen by deed from Percy E. Moon and wife, of record in Book 1715, Page 144, said Register's Office; thence with her westerly line southwardly 252.4 feet; thence westwardly 50 feet; thence northwardly 102.4 feet to the southeast corner of said Bernard property, continuing in the same direction and with the easterly line of said Bernard property 150 feet, in all 252.4 feet to the beginning.

Being the same property conveyed to William Glenn Foxall, Jr., by Quitclaim Deed from Linda Fay Foxall, of record in Book 10223, Page 117, Register's Office for Davidson County, Tennessee, dated October 03, 1996 and recorded on October 11, 1996, pursuant to Marital Dissolution Agreement.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4811 Wyoming Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do 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 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 24th day of June, 2020.

William Glenn Foxall. Jr.,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Glenn Foxall. Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE