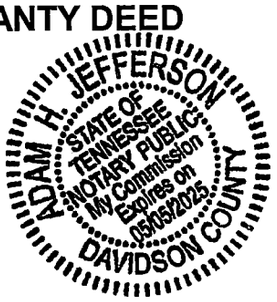
WARRANTY DEED



B-FSBO-23-6105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $596,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 967248 **DEEDWARR**
02/03/2023 02:45:26 PM 2 pgs
Fees: $13.00 Taxes: $2,205.20

20230203-0008133

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kevin J. Boufford and Emily C. Boufford	**New Owner**	
(NAME)	(NAME)	**155-16-0A-087.00-CO**
6105 Deerbrook Drive	**New Owner**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE G. FOX AND WIFE, DIANNE FOX,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN J. BOUFFORD AND EMILY C. BOUFFORD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 167 on the Plan of Traceside, Section Three of record in Plat Book 9700, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eugene G. Fox and wife, Dianne Fox by Warranty deed from Joseph J. Flynn III and wife, Meredith Flynn of record in Instrument No. 20161103-0116350 Register's Office for Davidson County, Tennessee, dated November 02, 2016 and recorded on November 03, 2016. (Value of consideration shown in aforementioned deed $385,500.00.)

This conveyance is subject to:
- Taxes for the year 2023, not yet due and payable.
- Subject to all matters shown on the Boundary & Subdivision Plat of record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 47, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504; Book 9435, Page 493; Book 9677, Page 675; Instrument Number 20001114-0112667; Instrument Number 20020111-0004996 re-recorded in Instrument Number 20020116-0006610, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
- Charter of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3533, Page 299, Book 4243, Page 685, Book 5607, Page 882, Book 256, Page 290, Book 912, Page 481 and Book 156, Page 89, Book 10053 Page 235 in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Book 10355, Page 859, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6105 Deerbrook Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30 DAY OF JANUARY, 2023.

Eugene G. Fox

Dianne Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE G. FOX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE FOX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212