WARRANTY DEED

TRACY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EKR-99-3956

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF October, 1999

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W. Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Billy R. Garrett	Same	MAP 64-12
(NAME)	(NAME)	
432 Hunters Place		GROUP A
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		PARCEL 432
(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, WE, Vernie L. Ritchie, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Garrett, a single person

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 432, of Fox Run Condominiums, Second Revision - part of Sect. 2 and First Revision - Part of Section 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BOOK 11718 PAGE 982

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominium, of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, and Second Deed of Correction of record in Book 5936, page 301 and amended by Deed of Amendment to Master Deed of record in Book 6370, page 817 and Book 8510, page 95 and Book 5896, page 1 and Book 8510, page 100 and Book 5548, page 852 and Book 5564, page 582, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

0401 10/27 0101 03CHECK 499.40

CONTINUED

This is improved (X) unimproved ( ) property, known as 432 Hunters Place, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of October, 1999

Vernie L. Ritchie

Vernie L. Ritchie

BOOK 11718 PAGE 983

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 Vernie L. Ritchie, a widower

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 15th day of October, 1999.

Commission expires 3/23/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

Being part of the property conveyed to Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, with either of them having the full power to convey, dispose, mortgage, sell or transfer said property, without the joinder of any beneficiary by deed from Fox Run Company, Inc., as of record in Book 7449 page 333, Register's Office for Davidson County, Tennessee and to Vernie L. Ritchie and wife, Christine F. Richie by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, as of record in Book 8690, page 129, said Register's Office. The Christine F. Ritchie wife of Vernie L. Ritchie having since died, leaving Vernie L. Ritchie as surviving spouse.

06509928
REFERENCE
99 OCT 27 AM 8:39
REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11718 PAGE 984

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0650928

REFERENCE

99 OCT 27 AM 8:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 499.40
CHECK 499.40

10/27/99 01 08:44 0001 4461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532236