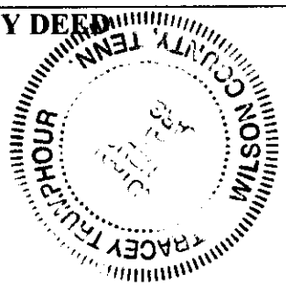
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/07/02 10:07 2pgs
Fees:13.00 Taxes:358.53

20020607-0069479

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melba L. Hall	same	Map 64
(NAME) 208 Harper's Mill Road	(NAME)	Group 12-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 208
(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,

Gary Hart and Wife, Claire Hart ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melba L. Hall and Husband, Larry O. Hall ,

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:

Being Unit No. 208 on the Plan of Fox Run, Second Revision – Part of Section 2 and First Revision – Part of Section 1 of record in Plat Book 6250, Page 118 and also shown as Unit 208 in the Master Deed of Fox Run (Section One) of record in Book 4956, Page 582, Register's Office for 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 Gary Hart and Wife, Claire Hart by deed from Henry G. Cisneros, Secretary of HUD of record in Deed Book 9010, page 649, Register's Office for said County.

Subject to Master Deed and By-Laws in Book 4956, Page 582; Amendment to By-Laws in Book 5548, Page 852; Amendment to By-Laws in Book 5564, Page 582; By-Laws in Book 4956, Page 590; Amendment in Book 8510, Page 92 and amendment to By-Laws in Book 8510, Page 100, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5208, Page 188, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 208 Harper's Mill Road, Hermitage, TN 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/our hand(s) this 23rd day of May, 2002.

Gary Hart

Claire Hart

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gary Hart and Wife, Claire Hart the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/23/2002

My Commission Expires: 1-23-02

Notary Public

WILSON COUNTY, TENN.
PUBLIC
AT
LARGE
FILLMPHOUR

File Number2205263
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122