WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/16/03 15:43 2pgs
Fees:13.00 Taxes:447.70

20031216-0179789

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue M. Apple	Union Planters Bank	Map 064-12
(NAME) 606 Weatherbeaten Place	(NAME) 700 Interstate Park Drive, Suite 714	Group 0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Montgomery, Alabama 36109	Parcel 606.00
(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, Donald E. Sharum, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sue M. Apple, an Unmarried Woman , 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. 606 on the Plan of Fox Run, Section Revision – Part of Section 2, and First Revision – Part of Section 1, Condominium Apartments, as of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald E. Sharum, unmarried by Quitclaim Deed dated July 15, 2003 from Donald E. Sharum and Bonnie York, formerly known as Bonnie H. Sharum of record in Instrument No. 20037023-0103083 and also by deed of record in Instrument No. 20010613-0062591, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5208, page 188, Register's Office for said County.

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, of record in Book 4956, page 583, and Book 5895, Page 516, and Book 8510, Page 92, and Book 5535, Page 713, and Book 6370, Page 817, and Book 8510, Page 95, Register's Office for Davidson County, Tennessee..

By-Laws of record in Book 4956, Page 590, and Book 5564, Page 582, and Book 5896, Page 1, and Book 5548, Page 852, and Book 5895, Page 518, and Book, 5174, Page 609, and Book 8510, Page 100, 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 606 Weatherbeaten Place, 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 5th day of December, 2003.

Donald E. Sharum

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 Donald E. Sharum, unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/5/2003

My Commission Expires: 12-19-04

STATE-JOHNSON NOTARY PUBLIC LARGE RUTHERFORD COUNTY My Commission Expires

Notary Public

File Number23110192

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