Davidson County DEEDWARR
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20050610-0066823

RECORD & RETURN TO:
FILE BOX 36, Davidson County

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $136,500.00.

George R. Archer Sr.
*Affiant*

Subscribed and sworn to me on June 9, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20816SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| George R. Archer, Sr. and Sarah M. Archer Living Trust<br>602 Weatherbeaten Place<br>Hermitage, TN 37067 | SAME | 64-12-A-602 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elizabeth R. Pack, Trustee u/a/d August 14, 1995 of the Pack Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, with full power to sell, mortgage or convey without the joinder of any beneficiary (a/k/a The Martin F. Pack and Elizabeth R. Pack Joint Revocable Living Trust), hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto George R. Archer, Sr., Trustee and Sarah M. Archer, Trustee of the George R. Archer, Sr. and Sarah M. Archer Living Trust u/a/d September 20, 1996, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 602 on the Plan of Fox Run, Second Revision, Part of Section 2 and First Revision, Part of Section 1, of record in Book 6250, page 118, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description; together with the appurtenant interest in the common elements of Fox Run (Section Two), a horizontal property regime established by Master Deed of record in Book 5535, page 713, corrected in Book 5895, page 516, and Book 5936, page 301, amended in Book 6370, page 817, and Book 8510, page 95, in said Register's Office.

Being the same property conveyed to Elizabeth R. Pack, Trustee U/A/D August 14, 1995, of the Pack Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from Elizabeth R. Pack, individually, of record in Book 10991, page 713, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on the Plan of Fox Run, Second Revision, Part of Section 2 and First Revision, Part of Section 1, of record in Book 6250, page 118, in the Register's Office for Davidson County, Tennessee; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 (Section Two), of record in Book 5535, page 713, corrected in Book 5895, page 516, and Book 5936, page 301, and amended in Book 6370, page 817, and Book 8510, page 95, in the Register's Office for Davidson County, Tennessee; and
4. Charter of the Fox Run Homeowners' Association of record in Book 5208, page 188, in said Register's Office; and
5. By-Laws of Fox Run (Section Two) of record in Book 5895, page 516, amended in Book 5548, page 852; Book 5564, page 582, and Book 5896, page 1, and Book 8510, page 100, in said Register's Office; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 602 Weatherbeaten Place, Hermitage, TN 37067.

**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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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** our hands on June 9, 2005.

**The Pack Revocable Living Trust u/a/d August 14, 1995:**

**By:** Elizabeth R. Pack Trustee
**Elizabeth R. Pack, Trustee**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 9, 2005, before me personally appeared Elizabeth Pack, Trustee of The Martin F. Pack and Elizabeth R. Pack Joint Revocable Living Trust u/a/d August 14, 1995, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as Trustee of the said Trust.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2005.

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Douglas A. Brace
My Commission Expires
September 24, 2005
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