FILE BOX 45

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE 2006.

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Suite 214, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth J. Osterfeld and Sandra K. Crowell	New Owner	**064-12-0A-818.00 CO**
(NAME) **818 Old Coach Place**		Davidson County DEEDWARR Recvd: 06/19/06 10:21 2 pgs Fees:13.00 Taxes:517.63 20060619-0072511
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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, I **Betty J. Stromatt, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruth J. Osterfeld and Sandra K. Crowell,** 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:

818 Old Coach Place, Hermitage, TN 37076

Land in Davidson County, Tennessee, being Unit 818 on the Plan of Fox Run First Revision Part of Section 2 of record in Plat Book 5200, Page 357, Register's Office for said County, 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 and By-Laws of record in Book 5535, Page 713, corrected in Book 5895, Page 516, Book 5936, Page 301, amended in Book 6370, Page 817, and Book 8510, Page 95, said Register's Office.

* unmarried ** married

Being the same property conveyed to Betty J. Stromatt, unmarried by Warranty Deed from Peggy H. Chrisman, unmarried dated June 30, 2000 and filed for record on July 6, 2000 in Instrument Number 20000706-0067101, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as **818 Old Coach 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.

FILE BOX 45

Witness our hands this 16th day of June 2006

Betty J. Stromatt

Betty J. Stromatt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a **Betty J. Stromatt, unmarried,** with whom I am personally acquainted and who upon his oath acknowledged himself to be the person who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of June 2006.

Commission expires: 5-24-2008

Regina E. Johnson

Notary Public

