File No. 270301123

WARRANTY DEED

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Rebecca Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2007.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/26/07 10:45 2 pgs
Fees:13.00 Taxes:499.50
20070426-0049762

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca S. Anderson	Same as new Owner	064-12-0A-826.00-CO
(NAME) 826 Old Coach Court	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Peggy A. Smith-Lewis and Husband Maurice Lewis, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca S. Anderson, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 826, of Fox Run Condominiums, First Revision – Part of Section 2, as shown by plat of record in Plat Book 5200, Page 357, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Neale R. Smith and Peggy A. Smith by Warranty Deed from Fox Run Company, Inc., dated June 24, 1983, and of record in Book 6122, Page 36, Register's Office for said County. The said Neale R. Smith having since died.

Peggy A. Smith, Peggy A. Lewis and Peggy Lewis being one in the same person.

Subject to all matters as set forth per Plat Book 5200, Page 357, Register's Office of said County.

Subject to Master Deed as shown of record in Book 5535, Page 713 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, Register's Office for said County.

By-Laws as shown of record in Book 5535, Page 713, Register's Office for said County.

Maurice Lewis joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 826 Old Coach Court, 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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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

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 hands this 13th day of April, 2007.

Peggy A. Smith-Lewis

Peggy A. Smith-Lewis

Maurice A. Lewis

Maurice Lewis

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Peggy A. Smith-Lewis and Maurice Lewis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of April, 2007.

Commission expires: April 7 2009

Laura A Moore

Notary Public

File Number: 270301123

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

