Davidson County DEEDWARR
Recvd: 10/23/08 14:07 2 pgs
Fees:13.00 Taxes:553.15

20081023-0106226

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Anne F. Dandry 1444 Gardenia Drive Metairie, LA 70005	Franklin American Mortgage 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	64-12- A-716.00 C(

FOR AND IN 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,

Rob Darnell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Anne F. Dandry and husband, John M. Dandry, Jr.

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:
Land in the of Davidson County, Tennessee, being Unit No. 716 of Fox Run Condominiums, Second Revision-Part of Section 2 and First Revision-Part of Section 1, a Horizontal Property Regime located on the plat of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interest in favor of other unit owners and all sewer, water, utility and telephone easements now or hereafter established over through or upon the land embracing the regime and building thereon, and also including without limitations all conditions covenants, restrictions and other undertakings contained in the Master Deed establishing the Horizontal Property Regime for Fox Run Condominiums of record in Book 5535, Page 713 & by Deed of Correction of record in Book 5895, Page 516 & Second Deed of Correction of record in Book 5936, Page 301, and amended by Deed of Amendment to Master Deed of record in Book 6370, Page 817 & Register's Office for Davidson, Tennessee.

Being the same property conveyed to Rob Darnell by Deed dated June 25, 2008 of record in Instrument No. 20080701-0067536, Register's Office for Davidson County, Tennessee.

Grantor hereby covenants with the Grantee that the property conveyed herein is not the primary residence of the Grantor.

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

This is IMPROVED property known as: 716 Blue Brick Place Hermitage, TN 37076

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 OUR HANDS THIS 2nd day of October, 2008

Rob Darnell

Rob Darnell

Caye Darnell

Caye Darnell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Rob Darnell & wife, Caye Darnell

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 2nd day of October, 2008

My Commission expires July 18, 2011

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMMER COUNTY, TN

K. J. Losh
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $149,500.00

Affiant

Subscribed and sworn to before me this 2nd day of October, 2008

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMMER COUNTY, TN

K. J. Losh
Notary Public

My Commission Expires: July 18, 2011