Davidson County DEEDWARR
Recvd: 03/04/09 10:09 2 pgs
Fees:13.00 Taxes:438.45

20090304-0019084

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners: Edwin F. Besancon
904 Old Fountain Pl
Hermitage TN 37076

Mortgagee/Send Tax Bills to:
Franklin American Mortgage
501 Corporate Centre Dr. S-400
Franklin, TN 37067

Map & Parcel
064120A904.00CO

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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

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edwin F. Besancon and wife, Pearl M. Besancon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the of Davidson County, Tennessee, being Unit No. 904 of Fox Run Condominiums, Section 2, a Horizontal Property Regime located on the plat of record in Book 5200, Page 148, 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 5200, Page 148, 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, Book 8150, Page 95, 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.

Caye Darnell, spouse of Rob Darnell joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantees.

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

This is IMPROVED property known as 904 Old Fountain Place Hermitage TN 37076.

TO HAVE AND TO HOLD the said tract of 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 MARCH 2009.

Rob Darnell

Caye Darnell

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, ROB DARNELL AND WIFE, CARYE DARNELL WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 2ND DAY OF MARCH 2009.

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH 2009.

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds