BILL GARRETT, Davidson County
Trans:T20100021792 DEEDWARR
Recvd: 04/13/10 09:40 2 pgs
Fees:13.00 Taxes:592.00
20100413-0027784

Prepared by/Return to:
American Escrow Company
131 Maple Row Blvd. E-501
Hendersonville, TN 37075

Warranty Deed

Address of New Owners:
Donald G. Waller
714 Blue Brick Place
Hermitage TN 37076

Send Tax Bills to:
NEW OWNER

Map & Parcel
64-12A-714 4D/89626

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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
Juanita B. Barber, Trustee of the Juanita Barber Revocable Living Trust Agreement Dated September 17, 1997,

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

Donald G. Waller and or Reba M. Waller, Trustees, UAD 12/16/04 of the Waller Joint Revocable Living Trust Agreement, and any Successors in Trust,

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 Davidson County, Tennessee, being Unit No. 714 in a Horizontal Property Regime located on the plat of Fox Run Condominiums, 2nd Revision, Part of Section 2, as of record in Plat 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, (Section 66-27-101 et seq.) 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, Section II of record in Book 5535, Page 713, corrected in Book 5895, Page 516, and Book 5936, Page 301 and Book 6370, Page 817, Register's Office for Davidson, Tennessee, and the By-Laws of record in Book 5895, Page 518, amended in Book 5548, Page 852 and Book 5564, Page 582 and Book 5896, Page 1, said Register's Office.

Being the same property conveyed to Juanita B. Barber, Trustee of the Juanita Barber Revocable Living Trust Agreement Dated September 17, 1997 by Quitclaim Deed of record in Book 10648, Page 289, Register's Office for Davidson County, Tennessee. Juanita B. Barber being one in the same person as Juanita Barber.

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

This is improved property known as 714 Blue Brick 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 9TH DAY OF APRIL 2010.

Juanita B. Barber, Trustee

Juanita B. Barber, Trustee

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, JUANITA B. BARBER, IN HER CAPACITY AS TRUSTEE OF THE JUANITA BARBER LIVING REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 17, 1997, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE TRUSTEE OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 9TH DAY OF APRIL 2010.

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

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 $160,000.00.

Lisa M. Walker

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL 2010.

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

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11