BILL GARRETT, Davidson County
Trans:T20100027947 DEEDWARR
Recvd: 05/10/10 14:30 2 pgs
Fees:13.00 Taxes:554.63
20100510-0035743

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Richard J Barr
Affiant

Subscribed and sworn to before me, this 7th day of May, 2010.

Notary Public
My commission expires: 1-7-2012

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

06-1004-73911

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard J. Barr 422 Hunter Place Hermitage TN 37076	NEW OWNER	64-12-O-A-422

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Myra E. Long, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard J. Barr, a single man and JoAnn Brooks, a single woman, as joint tenants with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 422, on the Plan of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1. Condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now and hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed in Book 5535, Page 713; corrected in Book 5895, Page 516, and second Deed of Correction in Book 5936, Page 301 and amended by Deed of Amendment to Master Deed of record in Book 6370, Page 817, amended in Book 8510, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Myra E. Long by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, dated June 23, 1993, recorded July 2, 1993, of record in Book 9002, Page 732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 422 Hunter 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of May, 2010.

Myra E. Long

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Myra E. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7th day of May, 2010.

Notary Public

My Commission Expires: 1-17-12

