State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2010.

Notary Public

My Commission Expires: 07/18/11

BILL GARRETT, Davidson County
Trans:T20100066856 DEEDWARR
Recvd: 10/21/10 11:48 3 pgs
Fees:18.00 Taxes:518.00
20101021-0084412

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Sharon A. Cronk 716 Blue Brick Place Hermitage, TN 37076	New Owner	064120A71600CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anne F. Dandry, and husband John M. Dandry, Jr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sharon A. Cronk , married,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in 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 and by Deed of Correction of record in Book 5895, Page 516 and 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 and Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Anne F. Dandry and husband, John M. Dandry, Jr. by Warranty Deed from Rob Darnell, dated October 2, 2008, recorded October 23, 2008, in Instrument Number 20081023-0106226, Register's Office for Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2011 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4465, Page 102, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Articles of Incorporation of Fox Run Homeowners Association of record in Book 5208, Page 188, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4956, Page 582, amended in Book 5535, Page 713, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, page 95, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4956, Page 590, amended in Book 5174, Page 609, Book 5548, Page 852, Book 5896, Page 1, Book 5564, Page 582 and Book 8510, Page 100, Register's Office for Davidson County, Tennessee.

Easement to First Suburban Water Utility District set forth in the instrument recorded in Book 8035, Page 646, Register's Office for Davidson County, Tennessee.

See Attached Affidavit of Attorney in Fact

The above legal description is the same as that contained in the previous deed 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of October, 2010.

Anne F Dandry Rachelle D Young
Anne F. Dandry By: Rachelle D. Young, Her Atty-in-Fact

John M. Dandry Jr. Rachelle D Young
John M. Dandry, Jr. By: Rachelle D. Young, His Atty-in-Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Rachelle D. Young, in her capacity as Attorney in Fact for Anne F. Dandry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of October, 2010.

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

Commission Expires: 07/18/11

Notary Public: K. J. Losh

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Rachelle D. Young in her capacity as Attorney in Fact for John M. Dandry, Jr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of October, 2010.

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

Commission Expires: 07/18/11

Notary Public: K. J. Losh

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Anne F. Dandry & John M. Dandry, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 12th day of October, 2010

Rachelle D. Young

RACHELLE D. YOUNG

SWORN to and subscribed before me, this 12th day of October, 2010

Notary Public K. J. Losh

My Commission Expires: July 18, 2011

NOTARY PUBLIC
MY COMMISSION EXPIRES
SUMMER COUNTY, TN