WARRANTY DEED

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 10/19/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara S. Edging	Barbara S. Edging	064120A53000CO
(NAME)	(NAME)	
530 Knapp Farm Drive	530 Knapp Farm Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110054568 DEEDWARR
Recvd: 09/02/11 12:00 2 pgs
Fees:13.00 Taxes:599.40
20110902-0068298

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wayne McCauley, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Barbara S. Edging, unmarried** , hereinafter called the GRANTEE(S), their heirs and/or 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. 530 on the plan of Fox Run, Second Revision-Part of Section 2 and First Revision-Part of Section 1 Condominium APTS., of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Wayne McCauley by Quitclaim Deed from Jenny Tubbs McCauley being one and the same as Jenny McCauley, dated 05/11/2000 and filed for record on 05/18/2000 in Instrument 20000518005018?, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws filed for record in Book 5535, Page 713, said Register's Office. Said Master Deed was amended of record in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and in Book 8510, Page 95, Said By-Laws were amended of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1 and in Book 8510, Page 100, Easement of record in Book 8035, Page 646, Charter of record in Book 5208, Page 188, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of August, 2011.

Wayne McCauley

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne McCauley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of August, 2011.

Notary Public
My Commission Expires: 10/19/13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167