WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICH~~EVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~.
(AFFIX SEAL)

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. McFerrin and Petronia Z. McFerrin	James W. McFerrin and Petronia Z. McFerrin	064-12-0A-320.00 CO
(NAME) 320 Thunder Place	(NAME) 320 Thunder Place	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Evelyn I. Martin, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James McFerrin and wife, Petronia Z. McFerrin, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 320 of Fox Run Condominiums, Second Revision – Part of Section 2 and First Revision – Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Andrew T. Martin and wife, Evelyn I. Martin by Warranty Deed from Fox Run Company, Inc., dated 12/17/87 and recorded 2/19/88 in Book 7472, Page 606, Register's Office for Davidson County, Tennessee. The said Andrew T. Martin died on 11/12/91leaving his wife, Evelyn I. Martin, as sole owner of said property.

Subject to Master Deed of record in Book 5535, Page 713; corrected in Book 5895, Page 516 and Book 5936, Page 301; amended in 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 5548, Page 852, Book 5896, Page 1, Book 8510, Page 100; amended and restated in Instrument Number 20120620-0053936, Register's Office for Davidson County, Tennessee. All existing easements and all other matters shown on plat of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 320 Thunder Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20120065881 DEEDWARR
Recvd: 09/04/12 10:04 2 pgs
Fees:13.00 Taxes:417.73
20120904-0079368

Witness my hand this 31st day of August, 2012.

Evelyn D. Martin by
Judy Martin McDaniel AIF

Evelyn I. Martin by Judy Martin McDaniel, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of August 20102 before me personally appeared Judy Martin McDaniel, the person who executed the foregoing instrument on behalf of Evelyn I. Martin, and acknowledged that she executed the same as the free act and deed of the said Evelyn I. Martin, through Power of Attorney granted 02/05/08 by the said Evelyn I. Martin.

Witness my hand and official seal at Franklin, Tennessee this 31st day of August, 2012.

Commission expires: ~~July 29, 20~~13

~~Tahira J. Pyszka~~ Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County