WARRANTY DEED

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

BILL GARRETT, Davidson County
Trans:T20120099361 DEEDWARR
Recvd: 12/28/12 09:32 2 pgs
Fees:13.00 Taxes:370.00

20121228-0119842

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Carolyn C. Duffy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carolyn C. Duffy	Carolyn C. Duffy	064-12-0A-818.00 CO
(NAME)	(NAME)	
818 Old Coach Place	818 Old Coach Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Ruth Osterfeld and Sandra Crowell, jointly with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carolyn C. Duffy, an unmarried woman**, 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. 818 on the Plan of FOX RUN, FIRST REVISION - PART OF SECTION 2, of record in Plat Book 5200, Page 357, Register's Office for said County, to which plan reference is made for more complete description, and being further established by the Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and Amended in Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ruth Osterfeld and Sandra Crowell, jointly with right of survivorship by QuitClaim Deed dated November 19, 2012, from Sandra Crowell, Trustee under the Irrevocable Trust Agreement Ruth Osterfeld, dated December 13, 2011, and filed for record on November 28, 2012, in Instrument No. 20121128-0108941, Register's Office for said County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 357 , Register's Office of said County.

Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and Amended in Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, Register's Office of said County.

By-Laws as shown of record in Book 4956, Page 590, and Amendment in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and Instrument No. 20120620-0053936, Register's Office for said County.

Charter of the Homeowner's Association of record in Book 5208, Page 188, Register's Office for Davidson County, Tennessee .

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 ☐

This is improved ☑ property, known as 818 Old Coach 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 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 our hands this 21st day of December, 2012.

Ruth Osterfeld by Sandra Crowell Attorney-in-fact
Ruth Osterfeld

Sandra Crowell
Sandra Crowell

State of Tennessee
County of Wilson

On this 21st day of December, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sandra Crowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Ruth Osterfeld, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20121228011984.1 Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Crowell, 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 she executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122