WARRANTY DEED

AMIE JO GRAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

ET-13-2969

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/26/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Rolick	Thomas Rolick	
802 Old Coach Place (ADDRESS)	802 Old Coach Place (NAME) (ADDRESS)	64-12-A-802.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICKY W. PEPPERS AND SUZANNE D. BUTRUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS ROLICK AND WIFE, KATHLEEN ROLICK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 802, FOX RUN CONDOMINIUM APARTMENTS, FIRST REVISION, PART OF SECTION 2, as shown on plat of record in Plat Book 5200, Page 148, revised in Plat Book 5200, Page 357, Master Deed recorded in Book 5535, Page 713, Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Hershel W. Peppers to Betty J. Peppers as recorded on the 26th day of November, 1996 in Deed Book 10272, Page 473; Warranty Deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee to Hershel W. Peppers and wife, Betty J. Peppers as recorded on the 2nd day of March, 1982 in Deed Book 5856, Page 951 and Petition to Probate a Witnessed Will as recorded on the 17th day of November, 2003 in Probate Docket No. 03P-1811, in the Register's Office of Davidson County, Tennessee.

The said Betty J. Peppers having since passed on the 9th day of October, 2003. As per, the Last Will and Testament of Betty J. Peppers, dated the 6th day of March, 1997, the said property is passed to her children, Ricky W. Peppers and Suzanne D. Butrum. Probate Order No. 03P1811 of Davidson County, Tennesse Probate Division.

This conveyance is subject to any and all existing easements and restrictions as shown of record. Including but not limited to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOX RUN CONDOMINIUMS, FIRST REVISION, PART OF SECTION TWO, as recorded in Plat Book 5200, Page(s) 148, revised in Plat Book 5200, Page 357; Terms and provisions of by-Laws recorded in Book 4966, Page 590, Book 5548, Page 852, Book 5564, Page 582, Book 5891, Page 1, Book 8510, Page 100 and Instrument No. 20120620-0053936; Charter of Homeowners Association recorded in Book 5208, Page 188; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOX RUN (SECTION TWO) of record in Book 5535, Page 713, corrected in Book 5895, Page 516 and Book 5936, Page 301 , as amended by instrument(s) of record in Book 6370, Page 817 and Book 8510, Page 95; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; Easement for Sanitary Sewer, recorded in Book 8035, Page 646, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130050604 DEEDWARR
Recvd: 06/17/13 10:13 2 pgs
Fees:13.00 Taxes:432.90
20130617-0061422

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 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 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/our hand(s) this 4th day of June, 2013.

Ricky W. Peppers

Suzanne D. Butrum

STATE OF Tennessee

COUNTY OF Wilson

On this the 4th day of June, 2013, before me personally appeared Ricky W. Peppers and Suzanne D. Butrum to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2013.

Notary Public

My Commission Expires: 10/26/16

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520