WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20130059527 DEEDWARR
Recvd: 07/12/13 11:37 2 pgs
Fees: 13.00 Taxes: 462.50

20130712-0072282

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Linda Lee Floyd	Linda Lee Floyd	
(NAME)	(NAME)	
322 Thunder Place	322 Thunder Place	064120A32200CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1352	Hermitage, TN 37076-1352	
(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, **Willie Ruth Boner, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Linda Lee Floyd, a married 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. 322, as shown on the plan of Fox Run, Second Revision-Part of Sec. 2 and First Revision-Part of Sec. 1, of record in Plat Book 6250, Page 118, Register's Office for said County and being further established by the Master Deed of record in Book 5535, Page 713 as corrected in Book 5895, Page 516 and further corrected in Book 5936, Page 301 and amended in 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the 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 Willie Ruth Boner, unmarried by Deed from Martha Evans, dated 09/30/2010 and filed for record on 10/04/2010 in Instrument 201010040079181, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 118, said Register's Office.

Master Deed of record in Book 5535, Page 713, said Register's Office. Corrected Master Deed and By-Laws filed for record in Book 5895, Page 516, said Register's Office.

Said Master Deed was corrected in Book 5936, Page 301 and amended in Book 6370, Page 817, Book 8510, Page 95, said Register's Office.

Said By-Laws were amended of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 as amended and restated in Instrument 201206200053936, said Register's Office.

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 ☐

This is improved ☑ property, known as 322 Thunder Place, Hermitage, TN 37076-1352

(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 my hand this 10th day of July, 2013.

Willie Ruth Boner

Willie Ruth Boner

State of Tennessee
County of Wilson

Personally appeared before me Willie Ruth Boner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of July, 2013.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom

Notary Public Escrow Officer
My Commission Expires: 9.12.16

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