BILL GARRETT, Davidson County
Trans:T20130065907 DEEDWARR
Recvd: 08/01/13 13:54 2 pgs
Fees:13.00 Taxes:475.45

20130801-0080307

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|---|---|
| Realty Title and Escrow Co., Inc. WARRANTY DEED<br>1285 N. Mt. Juliet Rd.<br>Mt. Juliet, TN 37122 | STATE OF TENNESSEE<br>COUNTY OF Wilson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2013.<br>Notary Public<br>MY COMMISSION EXPIRES: 3/2 [illegible]<br>(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 |
|---|---|---|
| Ila Jean O'Brien | Mesa Bank<br>~~Ila Jean O'Brien~~ | |
| (NAME)<br>732 Blue Brick Place | (NAME)<br>P.O. Box 17257<br>~~732 Blue Brick Place~~ | 064120A73200CO |
| (ADDRESS)<br>Hermitage, TN 37076-1335 | (ADDRESS)<br>Memphis TN 38187<br>~~Hermitage, TN 37076-1335~~ | |
| (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, **Randal R. Norris and wife, Therese M. Norris**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ila Jean O'Brien, a single 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:

A certain condominium apartment being Unit No. 732 on the Plan of Fox Run, Second Revision, Part of Sec. 2 and First Revision, Part of Sec.1, as of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof 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 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 Randal R. Norris and wife, Therese M. Norris by Deed from Edward L. Miller and wife, Eleanor T. Miller, dated 04/10/2008 and filed for record on 05/05/2008 in Instrument 200805050046365, 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 amended of record in Book 5936, Page 301, 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, Instrument 201206200053936, said Register's Office.
Charter of record in Book 5208, Page 188, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 732 Blue Brick Place, Hermitage, TN 37076-1335
(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 31st day of July, 2013.

Randal R. Norris by Therese M. Norris his Attorney in Fact.
Randal R. Norris by Therese M. Norris
his attorney-in-fact

Therese M. Norris
Therese M. Norris

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 Therese M. Norris, 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 July, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Therese M. Norris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Randal R. Norris, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130801008030G, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st day of July, 2013.

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**

File No.: 01288-16381
SMG TN Warranty Deed