WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130067775 DEEDWARR
Recvd: 08/07/13 12:29 2 pgs
Fees: 13.00 Taxes: 525.40

20130807-0082849

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2013.

Janell L. Johnson
Notary Public

MY COMMISSION EXPIRES: 3/2/15

(AFFIX SEAL)

JANELL L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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
Glenda M. Wilson	NEW OWNER	064-12-0A-510.00
(NAME)	(NAME)	
510 Knapp Farm Drive		
(ADDRESS)	(ADDRESS)	
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, **Richard D. Keel and wife, Margaret M. Keel**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Glenda M. Wilson, unmarried, Carolyn E. Cantrell, unmarried, and Jackie I. Wilson, unmarried, as joint tenants with right of survivorship**, 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. 510, on the plan of Fox Run, Second Revision, Part of Section 2 and First Revision, Part of Section 1 as of record in Plat Book 6250, Page 118, Register's Office for said County, and 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 and detailed description of the Unit and the Condominium, the rights and 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 Richard D. Keel and wife, Margaret M. Keel by Deed from Bettye J. Nichols, Trustee of the Nichols Family Trust of record in Instrument No. 20030513-0064378 Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 118, Register's Office of said County.
Master Deed of record in Deed Book 5535, Page 713 and Amendments in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, Register's Office of said County.
By-Laws of record in Book 5548, Page 852, Book 5564, Page 582, Book 5895, Page 516, Book 5896, Page 1, Book 8510, Page 100 and Instrument No. 20120620-0053936, Register's Office of said County.
Charter of the Homeowner's Association of record in Book 5208, Page 188, Register's Office of said County.

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 510 Knapp Farm Drive, 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 29th day of July, 2013.

Richard D Keel by Tammy D Edwards attorney in fact
Richard D. Keel by Tammy D. Edwards
his attorney in fact

Margaret M Keel by Tammy D Edwards attorney in fact
Margaret M. Keel by Tammy D. Edwards
her attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tammy D. Edwards, 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 Richard D. Keel and Margaret M. Kee;, 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. 20130807-0082847 and 20130807-0082848 Register's Office of Davidson County, Tennessee.

Notary Public
My commission expires: 9-2-13

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

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON