BILL GARRETT, Davidson County
Trans:T20130072221 DEEDWARR
Recvd: 08/21/13 11:06 2 pgs
Fees:13.00 Taxes:397.75
20130821-0088106

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ruth L. Anglin
708 Blue Brick Place
Hermitage, TN 37076

SEND TAX BILL TO:
First Community Mortgage
275 Robert Rose Dr.
Murfreesboro, TN 37219

Tax ID 064120A70800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mary Fought, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Ruth L. Anglin, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

The following described real estate:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 708, of Fox Run Condominiums, First Revision - Part of Section 2, as of record in Book 5200, Page 357 ~~356~~, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mary Fought by Executrix's Quitclaim Deed from The Estate of Margorie Hill Gresham of record in Book 11448, Page 738, Register's Office for Davidson County, Tennessee, dated April 23, 1999, and recorded on April 27, 1999.

This is improved property known as 708 Blue Brick Place, Hermitage TN 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 148, revised in Book 5200, Page

357, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of August, 2013.

Mary Fought

Mary Fought

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary Fought,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of August, 2013.

NOTARY PUBLIC

REGINA W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 2014

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $107,500.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 9-9-14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.