WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

x Bill Agee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2013.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

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
Bill Agee	Bill Agee	064120A52000CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
520 Knapp Farm Drive	520 Knapp Farm Drive	Trans:T20130100094 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 11/26/13 11:41 2 pgs
Hermitage, TN 37076	Hermitage, TN 37076	Fees:13.00 Taxes:529.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20131126-0121367

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, **Barbara R. Burgess, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bill Agee and Juanita Agee, Husband and Wife**, 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 all of Unit No. 520 , 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, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 5535, Page 713 as amended in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, 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 Barbara R. Burgess by Warranty Deed from Jessie B. Wilson, dated March 28, 2002 and filed in Instrument Number 20020403-0040396, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 6250, Page 118, Register's Office for said County.

The Master Deed establishing a "Horizontal Property Regime" of Fox Run, of record in Book 5535, page 713; Book 5895, page 516; Bok 5936, page 301; Book 6370, page 817 and Book 8510, page 95, Register's Office for said County.

Charter and By-Laws of the Homeowner's Association of record in Book 5208, Page 188; Book 4956, page 590; Book 5174, page 609; Book 5548, page 852; Book 5896, page 1; Book 8510, page 100 and Instrument Number 20120620-0053936, Register's Office for said County.

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 520 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 my hand this 25th day of November, 2013.

Barbara R. Burgess

Barbara R. Burgess

State of Tennessee
County of Wilson

Personally appeared before me Barbara R. Burgess, 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 25th day of November, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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