WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034324 DEEDWARR
Recvd: 05/16/14 11:59 2 pgs
Fees:13.00 Taxes:592.00

20140516-0042269

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: May 03, 2016

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES: 5-3-2016

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
Carla Dawn Moon	Carla Dawn Moon	064120A41800CO
(NAME)	(NAME)	
418 Hunters Place	418 Hunters Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Fern L. Maddin, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carla Dawn Moon, unmarried**, 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 in Davidson County, Tennessee, being Unit No. 418, 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 and being further established by 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, all in the 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 Fern L. Maddin, a single woman by Warranty Deed dated from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee of record in Book 9025, Page 363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6250, Page 118; (2) Master Deed and By-Laws filed for 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 in Book 8510, Page 95; (3) Said By-Laws were amended of record in Book 5548, Page 852; Book 5564, Page 582; Book 5896, Page 1; Book 8510, Page 100 and Instrument 201206200053936; (4) Charter of the Homeowner's Association of record in Book 5208, Page 188, said Register's Office; (5) County of Davidson taxes for the year 2014 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 418 Hunters Place, 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 14th day of May, 2014.

Fern L. Maddin

State of Tennessee
County of Wilson

Personally appeared before me Fern L. Maddin, 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 15th day of May, 2014.

Notary Public Kimie Perry
My Commission Expires: May 03, 2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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