WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048118 DEEDWARR
Recvd: 07/07/14 12:17 2 pgs
Fees:13.00 Taxes:584.23

20140707-0059401

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2742 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelia Ashworth Mullis	Wilson Bank & Trust	064-12-0A-428.00-CO
(NAME)	(NAME)	
428 Hunters Place	623 W. Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN, 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jack D. Ashworth**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shelia Ashworth Mullis, an unmarried woman**, hereinafter called the Grantees, their heirs and 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. 428 of Fox Run Condominiums, Second Revision Part 2 and First Revision Part of Section 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Ray Ashworth and wife, Juanita Ashworth by Warranty Deed from Larry Gregory and wife, Patricia A. Gregory dated March 25, 2003, of record in Instrument No. 20030331-0041667, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to Jack D. Ashworth by Warranty Deed from Billy Ray Ashworth and Charles Randall Ashworth dated March 21, 2013, of record in Instrument No. 20130409-0035085, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

SAID PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR

unimproved ☐
This is improved ☒ property, known as 428 Hunters Place, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 **27th** day of **June, 2014**

Jack D. Ashworth

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Jack D. Ashworth**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **June, 2014**

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 6, 2016

Notary Public

My commission expires

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122