BILL GARRETT, Davidson County
Trans:T20140055786 DEEDWARR
Recvd: 07/31/14 15:20 2 pgs
Fees:13.00 Taxes:486.18
20140731-0068595

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Sherree Meyers
602 Weatherbeaten Pl
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 064-12-0-A
PARCEL 602.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **George R. Archer, Sr., Trustee and Sarah M. Archer, Trustee of the George R. Archer, Sr. and Sarah M. Archer Living Trust U/A/D September 20, 1996,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sherree Meyers, unmarried,** 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:

Land in Davidson County, Tennessee, being Unit No. 602 on the Plan of Fox Run, Second Revision, Part of Section 2 and First Revision, Part of Section 1, of record in Book 6250, page 118, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description; together with the appurtenant interest in the common elements of Fox Run(Section Two), a horizontal property regime established by Master Deed of record in Book 5535, page 713, corrected in Book 5895, page 516, and Book 5936, page 301, amended in Book 6370, page 817, and Book 8510, page 95, in said Register's Office.

Being the same property conveyed to George R. Archer, Sr., Trustee and Sarah M. Archer, Trustee of the George R. Archer, Sr. and Sarah M. Archer Living Trust U/A/D September 20, 1996 by Warranty Deed from Elizabeth R. Pack, Trustee u/a/d August 14, 1995 of the Pack Revocable Living Trust Agreement, dated June 9, 2005, filed for record in Instrument Number 20050610-0066823, Register's Office for Davidson County, Tennessee. George R. Archer, Sr. deceased on February 14, 2014.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Master Deed of record in Book 5535, Page 713, corrected in Book 5895, page 516, and Book 5936, page 301, amended in Book 6370, page 817, and Book 8510, page 95; By-Laws of record in Book 5895, page 516, Book 5548, page 852, Book 5564, Page 582, Book 5896, page 1, Book 8510, page 100 and Instrument Number 20120620-0053936; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 118, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **602 Weatherbeaten Pl 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, 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 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 29th day of July, 2014.

George Richard Archer, Jr., Successor Trustee
George Richard Archer, Jr, Successor Trustee

Sarah M Archer Trustee
Sarah M. Archer, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George Richard Archer, Jr., Successor Trustee and Sarah M. Archer, Trustee of the George R. Archer, Sr. and Sarah M. Archer Living Trust U/A/D September 20, 1996, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2014.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $131,400.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 2014.

NOTARY PUBLIC

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires:

MY COMMISSION EXPIRES:
JANUARY 24, 2017