WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vesting: Ava J. Brown, a single woman	Primary Residential Mortgage	64.14-A-218.00
(NAME)	(NAME)	
218 Harpers Mill Court	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Michael D. Hale and wife, Jessica Hale, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vesting: Ava J. Brown, a single 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 tract of parcel of land located in Davidson County, Tennessee, described as follows to wit:

A certain condominium apartment, Section One, being Unit No. 218 on the Plan of Fox Run Condominium Apartments, as of record in Book 4860, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Hale, married , by deed of record in Instrument Number 2008 0623.0041619 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Fox Run Condominium Apartments of record in Book 4860, Page 52, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4956, Page 582, Book 4956, Page 590, Book 5174, Page 609, Book 5564, Page 582, Book 5535, Page 713, Book 5548, Page 852, Book 5896, Page 1, Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, Book 8510, Page 92, and Instrument No. 20120620-0053936 Register's Office for Davidson County, Tennessee. Charter of Fox Run Condominium Association of record in Book 5208, Page 188, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 218 Harpers Mill Court, 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 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.

BILL GARRETT, Davidson County
Trans:T20140075323 DEEDWARR
Recvd: 10/06/14 12:34 2 pgs
Fees:13.00 Taxes:418.10
20141006-0092369

Witness my hand this 22nd day of September, 2014.

Michael D. Hale

Jessica Hale

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Hale and Jessica Hale, 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 at Franklin, Tennessee this 22nd day of September, 2014.

Commission expires: 7-30-17

Notary Public

