Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $133,500.00.

Affiant

Subscribed and sworn to me on November 14, 2014.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140086486 DEEDWARR
Recvd: 11/17/14 13:42 2 pgs
Fees:13.00 Taxes:493.95
20141117-0105875

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27988SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vize T. Dotson Wilma J. Dotson 512 Knapp Farm Drive Hermitage, TN 37138	SAME AS NEW OWNERS	064-12-0A-512.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Connie S. Griggs, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Vize T. Dotson and Wilma J. Dotson, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 512 of Fox Run Condominiums, Second Revision, part of Section 2, and First Revision, part of Section 1, as of record in Book 6250, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit.

Being the same property conveyed to Connie S. Griggs, an unmarried woman, by Deed from Thomas E. Cecil, Jr., Personal Representative of the Estate of Ruby Catherine Cecil, joined by Charles Cecil, Polly Sharkey, Mary L. Corona, Amy James Overall and Jennifer James Robinson, as the individual devisees of the Estate of Ruby Catherine Cecil, of record as Instrument No. 20091104-0101801, said Register's Office and of record as part of Docket No. 09D-599 in the Seventh Circuit Court, Probate Division for said County.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Hermitage City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. The Plan of record in Book 6250, page 118, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also

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subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run (Section Two) Condominiums, of record in Book 5535, page 713, and as corrected in Book 5895, page 516 and in Book 5936, page 301 and amended in Book 6370, page 817 and in Book 8510, page 95, Register's Office for Davidson County, Tennessee.

4. Charter of Fox Run Condominium Homeowners' Association, Inc., of record in Book 5208, page 188, Register's Office for Davidson County, Tennessee.
5. By-Laws of Fox Run Condominium Homeowners' Association, Inc., of record in Book 4956, page 590, and in Book 5895, page 518, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, Book 5896, page 1 and Book 8510, page 100, of record in Register's Office for Davidson County, Tennessee.
6. Amended and Restated By-Laws of record as Instrument No. 20120620-0053936, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 512 Knapp Farm Drive, Hermitage, TN 37138.

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 GRANTOR does covenant with the said GRANTEES that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, 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 on November 14, 2014.

Connie S. Griggs

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 14, 2014, before me personally appeared Connie S. Griggs to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on November 14, 2014.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE