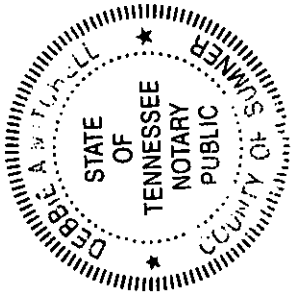
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/19/2017

(AFFIX SEAL)

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
Neela M. Grant	Neela M. Grant	064-12-0A-516-00-CO
(NAME)	(NAME)	BILL CARRETT, Davidson County
516 Knapp Farm Drive, Unit 516	516 Knapp Farm Drive, Unit 516	Trans:T20150003397 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/14/15 10:32 2 pgs
Hermitage, TN 37076	Hermitage, TN 37076	Fees:13.00 Taxes:517.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150114-0003932

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, I, **Steven W. Barker, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Neela M. Grant, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Unit No. 516, as shown on the plan of Fox Run, Second Revision - Part of Sec. 2, and First Revision - Part of Sec. 1, a Horizontal Property Regime, as shown on plat appearing of record in Book 6250, Page 118, and established by the Master Deed of record in Book 5535, Page 713, as corrected by Corrected Master Deed and By-Laws in Book 5895, Page 516, and amendments of Master Deed of record in Book 5936, Page 301, Book 6370, Page 817, and Book 8510, Page 95, and amendments to By-Laws of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and in Instrument 201206200053936, in the Register's Office for said County, together with an undivided percentage interest in the commonareas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Steven W. Barker , an unmarried man by Warranty Deed from Douglas A. Barnett, dated 11/26/2013, of record in Instrument No. 20131202-0122395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of recorded in Book 6250, Page 118. Master Deed of record in Book 5513, Page 713, as corrected by Corrected Master Deed and By-Laws in Book 5895, Page 516, and amendments of Master Deed of record in Book 5936, Page 301, Book 6370, Page 817, and Book 8510, Page 95, together with amendments thereto(hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant. (2) Amendments to By-Laws of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and in Instrument 20120600053936. (3) Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, Page

188, in the Register's Office of Davidson County, Tennessee

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 516 Knapp Farm Drive, Unit 516, 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 8th day of January, 2015.

Steven W. Barker

State of Tennessee
County of Wilson

Personally appeared before me Steven W. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of January, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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