WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035326 DEEDWARR
Recvd: 05/07/15 10:45 2 pgs
Fees:13.00 Taxes:451.40
20150507-0041797

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2015

Janel L. Johnson
Notary Public:

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sherron D. Capers	Wilson Bank & Trust	Parcel ID:
604 Weatherbeaten Place	623 West Main Street	064120A60400CO
Hermitage, TN 37076	Lebanon, TN 37087	

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, we

Mildred N. Waldrop, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sherron D. Capers , unmarried Bobby H. Caper, Jr., married
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. 604, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Mildred N. Waldrop by deed from Colbert H. Bearden, of record in Instrument 20060627-0076588, dated June 23, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4465, Page 102; Book 4956, Page 582; Book 5535, Page 713; Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; Book 8510, Page 95; Book 4956, Page 590; Book 5174, Page 609; Book 5548, Page 852; Book 5896, Page 1; Book 8510, Page 100; and Book 5564, Page 582, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 118, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 604 Weatherbeaten 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, 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 my hand this 4th day of May, 2015.

Mildred N. Waldrop
Mildred N. Waldrop

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred N. Waldrop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 2015.

My Commission Expires: 5/5/15

Notary Public

