WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
150600 935

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CARL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 6, 2016

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
Vicki M. Vanthournout	Movement Mortgage, LLC	064120A21200CO
(NAME)	(NAME)	
212 Harpers Mill Road	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150062544 DEEDWARR
Recvd: 07/30/15 09:33 2 pgs
Fees:13.00 Taxes:388.50
20150730-0075027

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, we, **Anne F Dandry and husband, John M Dandry**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Vicki M. Vanthournout, unmarried**, 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. 212, on the plan of Section One Fox Run Condominium Apartments, a Condominium, as shown on plat of record in Book 4860, Page 52 and established by the Master Deed of record in Book 4956, page 582, as amended in Book 8510, Page 92, Register's Office for Davidson County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and 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 By-Laws of the Association of Owners.

Being the same property conveyed to Anne F. Dandry and husband, John Dandry by Warranty Deed from Jimmy R. Bozeman and wife, Linda D. Bozeman, dated 4/20/2007, in Instrument No. 20070425-0049110, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 4860, Page 52; (2) Covenants, conditions, easements and restrictions as shown on Master Deed of record in Book 4956, Page 582, amended in Book 8510, Page 92; (3) Bylaws of Fox Run Section One (A Condominium) of record in Book 4956, Page 590, amended in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and Instrument No. 20120620-0053936; (4) Easement of record in Book 8035, Page 646; (5) Charter of Fox Run Condominium Homeowners Association of record in Book 5208, Page 188, in the Register's Office for 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 212 Harpers Mill Road, 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 our hands this 28th day of July, 2015.

Anne F. Dandry by Rachelle Young, Attorney in Fact
Anne F Dandry by Rachelle Young,
Attorney in Fact

John M Dandry by Rachelle Young, Attorney in Fact
John M Dandry by Rachelle Young,
Attorney in Fact

State of Tennessee
County of Wilson

On this 28th day of July, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Rachelle Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Anne F. Dandry and John M. Dandry, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20150730-0075026, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 28th day of July, 2015.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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