WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Ida K. Edwards
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Ida Edwards	Franklin American Mortgage Company	064120A83800CO
(NAME)	(NAME)	
838 Old Coach Court	501 Corporate Centre Dr, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150077046 DEEDWARR
Recvd: 09/10/15 11:11 2 pgs
Fees:13.00 Taxes:425.50
20150910-0091958

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, **Leslie R. Sanders Executor of the Estate of Betty C. Sanders**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ida Edwards, an unmarried woman, William Edwards , a married man and Donna Edwards, his wife**, 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:

Being a certain condominium apartment known as Unit 838 of the Fox Run Condominiums, First Revision, Part of Section 2, of record in Book 5200, Page 357, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Further, the premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 6-27-101, et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominiums, First Revision, Part of Section 2, as of record in Plat Book 5200, Page 357, and Master Deed of record in Book 5535, Page 713, Amendment to Master Deed of record in Book 5535, page 713, Amendment to Master Deed of record in Book 6370, page 817, Deed of Correction of Master Deed of record in Book 5895, page 516, and 2nd Deed of Correction of Master Deed of record in Book 5936, page 301, Amendment to By-Laws of record in Book 5548, page 852, Book 5564, page 582, and in Book 5896, page 1, and Charter of record in Book 5208, page 188, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty C. Sanders, unmarried by Warranty Deed dated 12/27/1999 from Ray Ashworth and wife, Juanita Ashworth of record in Instrument 199912300309080, Register's Office for Davidson County, Tennessee.
The said Betty C. Sanders was unmarried at the time of her death.
The said Betty C. Sanders having since deceased testate on 10/7/2014 leaving Leslie R. Sanders appointed executor of the estate of Betty C. Sanders by case number 14P1927 Davidson County Tennessee, probate court.

All matters as set forth per Book 5200, Page 357, said Register's Office.
Master Deed of record in Book 5535, Page 713, said Register's Office.

Master Deed of record in Book 5895, Page 516, said Register's Office.

Master Deed of record in Book 5936, Page 301, said Register's Office.

By-Laws of record in Book 5564, Page 582, said Register's Office.

Said Masterdeed was amended of record in Book 6370, Page 817, said Register's Office.

Said By-Laws were amended of record in Book 5548, Page 852, said Register's Office.

Said By-Laws were amended of record in Book 5896, Page 1, said Register's Office.

Charter of Fox Run Condominium Homeowner's Association of record in Book 5208, Page 188, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 838 Old Coach 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 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 4th day of September, 2015.

Leslie R. Sanders executor
Leslie R. Sanders
Executor

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leslie R. Sanders with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of The Estate of Betty C. Sanders the within named bargainer, and that he as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by himself as such Executor.

Witness my hand and Official seal this 4th day of September, 2015.

TRACY [illegible] BOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 8.14.17

RETURN TO: STEWART TITLE 13026 LEBANON RD. STE 100, MT JULIET, TN 37122

File No.: 01291-12248
SMG TN Warranty Deed