WARRANTY DEED

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(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
Diane E. Barnett	Diane E. Barnett	064-12-0-A 602.00CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
602 Weatherbeaten Place	602 Weatherbeaten Place	Trans: T20150079629 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/18/15 13:01 2 pgs
Hermitage, TN 37076	Hermitage, TN 37076	Fees: 13.00 Taxes: 510.60
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150918-0095067

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, **Sherree Meyers, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Diane E. Barnett, 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. 602 on the plan of Fox Run, Second Revision, Part of Section 2 and First Revision, Part of Section 1, of record in Plan Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description; together with the appurtenant interest in the common elements of Fox Run (Section Two), a horizontal property regime established by Master Deed of record in Book 5535, Page 713. corrected in Book 5895, Page 516, and Book 5936, Page 301, amended in Book 6370, Page 817, and Book 8510, Page 95, in said Register's Office.

Being the same property conveyed to Sherree Meyers, unmarried by Warranty Deed from George R. Archer, Sr., Trustee and Sarah M. Archer, Trustee of the George R. Archer, Sr. And Sarah M. Archer Living Trust U/A/D September 20,1996, dated 07/29/2014 recorded 07/31/2014, of record in Instrument No. 20140731-0068595, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 5535, Page 713, Correction Declaration recorded of record in Book 5895, Page 516, Second Correction Declaration recorded of record in Book 5936, Page 301, Deed of Amendment recorded of record in Book 6370, Page 817, and of record in Book 8510, Page 95, in the Register's Office for Davidson County.

By-Laws recorded of record in Book 4956, Page 590, as amended of record in Book 5548, Page 852, of record in Book 5564, Page 582, of record in Book 5896, Page 1, of record in Book 8510, Page 100 and Amended and Restated recorded of record in Instrument No. 20120620-0053936, in the Register's Office for Davidson County,

Tennessee,

Charter of the HOA recorded of record in Book 5208, Page 188, in the Register's Office for Davidson County, Tennessee.

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 602 Weatherbeaten Place, 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 9th day of September, 2015.

Sherree Meyers

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 9th day of September, 2015.

Tracey Trumphour
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