BILL GARRETT, Davidson County
Trans:T20150103290 DEEDWARR
Recvd: 12/07/15 13:40 2 pgs
Fees:13.00 Taxes:580.90
20151207-0123102

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Keith Overstreet
312 Thunder Pl
Hermitage, TN 37214

**SEND TAX BILL TO:**
Cedarstone Bank
900 W Main St.
Lebanon, TN 37087

**MAP/PARCEL 064-12-0A-312.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Donald E. Tatum, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Keith Overstreet,** unmarried, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of Fox Run, Second Revision - Part of Section 2 and First Revision - Part of Section 1, a Condominium, as of record in Book 6250, Page 118, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the unit.**

**Being the same property conveyed to Donald E. Tatum and wife, Anna M. Tatum by Warranty deed from Walter W. Tant and wife, Harriet S. Tant of record in Book 9224, page 487, Register's Office for Davidson County, Tennessee, dated January 19, 1994 and recorded on January 20, 1994.**

Anna M. Tatum, having since died on July 17, 2015, said property vested to Donald E. Tatum by operation of law as the surviving tenant of the entireties

This is improved property known as: **312 Thunder Pl, Hermitage, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2015 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 118, and restrictions in Book

5535, Page 713, corrected in Book 5895 page 516 and Book 5936 page 301 and amended in Book 6370 page 817, Book 8510 page 95, Book 5810, page 92, Book 5891, page 1 and Book 5956, Page 582, Book 4956, page 590 and Book 5895 page 518, amended in Book 5896 page 1 and Book 5548 page 852 and Book 5564 page 582 and Book 5174 page 609, and Book 8510 page 100 and Amended and Restated By-Laws recorded in Instrument No. 20120620-0053936, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 25th day of November, 2015.

Donald E Tatum

**Donald E. Tatum**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Donald E. Tatum,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of November, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $157,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No. 168950