BILL GARRETT, Davidson County
Trans:T20150106187 DEEDWARR
Recvd: 12/16/15 10:36 2 pgs
Fees:13.00 Taxes:527.25

20151216-0126420

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

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:
Jane C. Wiseman	Jane C. Wiseman	Parcel ID:
840 Old Coach Court	840 Old Coach Court	064120A84000
Hermitage, TN 37076	Hermitage, TN 37076	

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

Francis J. Orscheln and wife, Ann P. Orscheln

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jane C. Wiseman and Floyd L. Wiseman, Co-Trustees of the Floyd L. Wiseman Revocable Trust
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. 840 on the Plan of Fox Run Condominiums, First Revision-Part of Section 2, as of record in Plat Book 5200, Page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Francis J. Orscheln and Ann P. Orscheln by deed from Pearl Parsons-Bilyeu and Joan Carolyn Henry, of record in Instrument 20031030-0159762, dated October 20, 2003, Register's Office for said County

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

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 357, 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 840 Old Coach Court, 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 our hands this 11 day of December, 2015.

Francis J. Orscheln

Ann P. Orscheln

STATE OF MISSOURI
COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis J. Orscheln and Ann P. Orscheln, 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 this 11th day of December, 2015.

My Commission Expires: 10/17/17

Notary Public

ELIZABETH A. HARRISON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
BOONE COUNTY
MY COMMISSION EXPIRES OCT. 17, 2017
COMMISSION # 13490030