LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,500.00**

Deborah Walter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF MAY, 2016.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN WALTER, ET UX	**SAME**	**064-12-0A-330.00 CO**
(NAME) **330 THUNDER PLACE**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, LINDA W. WATSON, TRUSTEE OF THE JOYCE A. DAVIDSON 2015 REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN WALTER AND WIFE, DEBORAH WALTER,** 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. 330, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to ELEANOR S. DAVIDSON AND JOYCE A. DAVIDSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from FOX RUN COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 7311, page 798, dated July 7, 1987, said Register's Office. The said Eleanor S. Davidson having since died intestate on or about April 9, 2002, leaving Joyce A. Davidson surviving tenant by the entirety. For further reference see Affidavit of Heirship of record in Instrument No. 20030723-0102960, said Register's Office. Being further conveyed to LINDA W. WATSON AND ANY SUCCESSOR TRUSTEES THERETO OF THE JOYCE A. DAVIDSON 2015 REVOCABLE TRUST, by Quitclaim Deed from JOYCE A. DAVIDSON, UNMARRIED, of record in Instrument No. 20151106-0113319, dated October 28, 2015, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 6250, page 118; Master Deed of record in Book 5535, page 713 and amended in Book 5548, page 852, Book 5895, page 516, Book 5896, page 1, Book 5936, page 301, Book 6370, page 817, Book 8510, page 95, Book 8510, page 100 and Instrument No. 20120620-0053936, and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **330 THUNDER PLACE, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160040329 DEEDWARR
Recvd: 05/13/16 15:34 2 pgs
Fees:13.00 Taxes:579.05
20160513-0048119

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 my hand this 13th day of May, 2016.

JOYCE A. DAVIDSON 2015 REVOCABLE TRUST

Linda W. Watson, Trustee

BY: LINDA W. WATSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda W. Watson, Trustee of the Joyce A. Davidson 2015 Revocable Trust,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of May, 2016.

My commission expires: **November 5, 2018**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON