BILL GARRETT, Davidson County
Trans:T20160061417 DEEDWARR
Recvd: 07/18/16 12:47 2 pgs
Fees:13.00 Taxes:623.45
20160718-0073502

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$168,500.00
|X Linda Ward
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 14th day of July, 2016.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Ward and Linda Ward 424 Hunters Place Hermitage, TN 37076	New Owner	064-12-0-A-424.00 CO

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,

Jeri A. Cook, a married person, and Thomas G. Adcock, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Richard Ward and wife, Linda Ward

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:

Being Unit No. 424 on the Plan of Fox Run, Second Revision-Part of Section 2 and First Revision-Part of Section 1 Condominium Apartments, as of record in Plat Book 6250, Page 118 and further subject to Master Deed of record in Book 5535, Page 713, Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, Book 8510, Page 92 and Book 8510, Page 95 all of record in the 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 Jeri A. Cook and Thomas G. Adcock as to a one-half of one percent interest each and Marie L. Adcock, as to a ninety-nine percent interest, as joint tenants with the right of survivorship, by Quitclaim Deed from Marie L. Adcock, dated March 3, 2008, of record in Instrument Number 20080304-0021748, Register's Office for Davidson County, TN. Marie L. Adcock died on December 4, 2015 leaving property vested in Jeri A. Cook and Thomas G. Adcock

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in 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, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 5208, Page 188, said Register's Office.
5) Property is subject to the By-Laws of record in Book 4956, Page 590, amended in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, and Book 8510, Page 100, said Register's Office.
6) Property is subject to the amended and restated By-Laws of record in Instrument Number 20120620-0053936, said Register's Office.
7) Property is subject to an Easement for Utilities to First Suburban Water Utility District of record in Book 8035, Page 646, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **424 Hunters 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 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 hand(s) this 14 day of July, 2016.

Jeri A. Cook

Thomas G. Adcock by Jeri A. Cook, Attorney in Fact

by Jeri A Cook
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeri A. Cook with whom I am personally acquainted, (or who 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, at office, this 14th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

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 Jeri A. Cook, Attorney-in-Fact for Thomas G. Adcock, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Thomas G. Adcock for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076