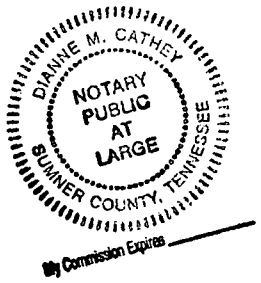
BILL GARRETT, Davidson County
Trans:T20160090851 DEEDWARR
Recvd: 10/14/16 12:29 2 pgs
Fees:13.00 Taxes:543.90
20161014-0108943

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $147,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2016. Notary Public My commission expires: 2/25/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Larry E. Gerling and Diana L. Gerling	Same as Owner	064-12-0A-110.00-CO
110 Saddle Tree Court		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James E. Thomas, sole owner

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Larry E. Gerling and Diana L. Gerling, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 110 on the plan of parcels 102, 104, 106, 108, 110, 112, 114 and 116, addition to Section One, Fox Run Condominium Apartments, as of record in Plat Book 5200, Page 89, as established by the Master Deed of Record in Plat Book 4956, Page 582, 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 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 James E. Thomas, sole owner by Special Warranty deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20160505-0044553 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016.

This is ☐ improved ☐ unimproved property known as **110 Saddle Tree Court, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of October, 2016.

James E. Thomas

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James E. Thomas, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of October, 2016.

Notary Public
My Commission Expires: _____

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416123