WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092706 DEEDWARR
Recvd: 10/20/16 11:00 2 pgs
Fees: 13.00 Taxes: 536.50

20161020-0110941

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 07/28/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 1650 N. Mt. Juliet Road, Suite 115, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary R. Gossett	Mary R. Gossett	064-12-0A-322.00CO
(NAME)	(NAME)	
322 Thunder Place	322 Thunder Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Linda Lee Floyd**, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary R. Gossett**, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 322, AS SHOWN ON THE PLAN OF FOX RUN, SECOND REVISION-PART OF SEC. 2 AND FIRST REVISION-PART OF SEC. 1, OF RECORD IN PLAT BOOK 6250, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY AND BEING FURTHER ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 5535, PAGE 713 AS CORRECTED IN BOOK 5895, PAGE 516 AND FURTHER CORRECTED IN BOOK 5936, PAGE 301 AND AMENDED IN BOOK 6370, PAGE 817 AND BOOK 8510, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO LINDA LEE FLOYD, A MARRIED WOMAN, BY DEED FROM WILLIE RUTH BONER, AND UNMARRIED WOMAN, ON JULY 10, 2013, RECORDED JULY 12, 2013, IN INSTRUMENT NUMBER 20130712-0072282, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS WAS NOT A MARITAL RESIDENCE.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 322 Thunder 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 hands this 18th day of October, 2016.

Linda Lee Floyd

Linda Lee Floyd

State of Tennessee

County of Wilson

On this *18th day of October, 2016*, before me, a Notary public in and for said County and State, personally appeared *Linda Lee Floyd*, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 18th day of October, 2016.

S. Nixon Pressley

Notary Public S. NIXON PRESSLEY
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE