Davidson County DEEDWARR
Recvd: 04/03/17 12:50 2 pgs
Fees:13.00 Taxes:649.35
20170403-0032274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Donald C. Golden
Affiant

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Donald C. Golden and Fannie A. Golden	Donald C. Golden and Fannie A. Golden	064 12 0A 506.00
(NAME)	(NAME)	
506 Knapp Farm Drive	429 Rembrandt Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand Five Hundred And No/100 Dollars ($175,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James W. Anderson and wife, Gay V. Anderson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald C. Golden and Fannie A. Golden, husband and wife**, 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. 506, on the Plan of Fox Run Condominiums, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, of record in Book 6250, Page 118, together with the Master Deed of record in Book 4956, Page 582; amended in Book 5535, Page 713; amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Pages 92 & 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Anderson and wife, Gay V. Anderson by Warranty Deed from Harold E. Stewart and wife, Virginia E. Stewart dated January 30, 2006 and recorded February 01, 2006 as Instrument No. 20060201-0012318, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 506 Knapp Farm Drive, 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, has 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 31 day of March, 2017

James W. Anderson

Gay V. Anderson

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James W. Anderson and wife, Gay V. Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2017.

Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: GRN-171321FC

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY