WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie Woods and Kathy Russell	Ronnie Woods	064120a70800co
(NAME)	(NAME)	
4909 Lake Ridge Drive	4909 Lake Ridge Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170039439 DEEDWARR
Recvd: 05/09/17 12:01 2 pgs
Fees:13.00 Taxes:425.50
20170509-0045996

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, I, RUTH L. ANGLIN, an unmaried person, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE WOODS AND KATHY RUSSELL AS TENANTS IN COMMON , HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, known as Unit No. 708 of Fox Ridge Condominiums, Section 2, of record in Book 5200, Page 148, and as may be shown on Fox Run, First Revision, Part of Section 2 of record in Book 5200, Page 357 in the Register's Office for Davidson County, Tennessee as established by Master Deed Establishing a Horizontal Property Regime of Fox Run (Section Two) of record in Book 5535, Page 713 and all amendments thereto and including an undivided interest in the common elements appurtenant to said Unit.

Being the same property conveyed to Ruth L. Anglin by Warranty Deed from Mary Fought, a single woman, dated August 20, 2013 and recorded as Instrument No. 20130821-0088106 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN SHOWN ABOVE AND SUBJECT TO TERMS AND OBLIGATIONS SET OUT IN THE MASTER DEED OF RECORD IN BOOK 5535, PAGE 713 AND ALL AMENDMENTS THERETO RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE TERMS AND OBLIGATIONS SET FORTH IN THE BY-LAWS OF RECORD IN DAVIDSON COUNTY, TENNESSEE FOR THE ADMINISTRATION OF FOX RUN HOMEOWNERS ASSOCIATION.

unimproved ☐

This is improved ☑ property, known as 708 Blue Brick Place, Condominium 708, Hermitage, TN 37073
(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, her heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, her 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 5th day of May, 2017.

x Ruth L. Anglin
Ruth L. Anglin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5th day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ruth L. Anglin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115