BILL GARRETT, Davidson County
Trans:T20170044591 DEEDWARR
Recvd: 05/25/17 11:11 2 pgs
Fees:13.00 Taxes:333.00
20170525-0052154

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$90,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25 day of May, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9/20/2017
| (AFFIX SEAL)

LISA S. GEOGHEGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Sean and Jacqueline McDonald 127 Hermitage Woods Drive Hermitage, TN 37076	New owner	086-11-0-A-062.00 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,

Ruth W. Moore, unmarried

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

Sean McDonald and Jacqueline McDonald, 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. 1, BUILDING NO. 2, OF HERMITAGE WOODS, PHASE II (RAINTREE VILLAGE), A CONDOMINIUM, CREATED UNDER CHAPTER 27, TITLE 64, OF THE TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 4753, PAGE 140, AND AS AMENDED IN BOOK 4980, PAGE 378, BOOK 5165, PAGE 761, AND IN BOOK 5172, PAGE 77, REGISTER 'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, REVISED, PHASE II AND II A, AS OF RECORD IN BOOK 4860, PAGES 62 THROUGH 64, INCLUSIVE, IN SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT. GARAGE NUMBER 2-1-G IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE OCCUPANT OF SAID UNIT.

SUBJECT TO CONVERSION CHARTER OF RECORD IN INSTRUMENT NUMBER 20161207-0128737, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO RUTH W. MOORE, UNMARRIED, BY DEED FROM ANITA S. MELCHIOR, UNMARRIED, BY AND THROUGH DIANE MITCHELL ATTORNEY-IN-FACT, DATED AUGUST 31, 3006, AND OF RECORD IN INSTRUMENT NUMBER 20060905-0109411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4860, Page 62-64, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4753, Page 140 amended in Book 4980, Page 378, Book 5165, Page 781, Book 5172, Page 77 and Instrument Number 20040428-0047940, Register's Office for Davidson County, Tennessee.
4) Property is subject to Deed of Amendment Waiving and Abolishing the Horizontal Property Regime of record in Instrument Number 20040826-0103606, said Register's Office.
5) Property is subject to a Sewer Easement to Burning Tree Associates of record in Book 5193, Page 21, said Register's Office.
6) Property is subject to an Anchor Easement to the Metropolitan Government of record in Book 5578, Page 752, said Register's Office.
7) Property is subject to an Ingress/Egress Easement to the State of Tennessee of record in Book 7704, Page 716, said Register's Office.
8) Property is subject to a Sewer Easement to HCA Heath Services of Tennessee of record in Book 9418, Page 950, said Register's Office.
9) Property is subject to the HOA Charter of record in Book 5088, Page 854 and Conversion Charter of record in Instrument Number 20161207-0128737, said Register's Office.
10) Property is subject to Master Deed of record in Book 4753, Page 140, amended in Book 4980, Page 378, Book 5165, Page 761, Book 5172, Page 77, Instrument Number 20040428-0047940 and Instrument Number 20040826-0103606, said Register's Office.
11) Property is subject to By-Laws of record in Book 5122, Page 878, amended in Book 6229, Page 970 and Book 10382, Page 596, said Register's Office.
12) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **127 Hermitage Woods Drive, 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 my hand(s) this 23 day of May, 2017.

Ruth W. Moore

Ruth W. Moore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ruth W. Moore, 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 23rd day of May, 2017.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-11-17

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

Mail to:

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

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800