Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$174,000.00

|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th day of June, 2017.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9/4/19
| (AFFIX SEAL)

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON 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
Rex S. Sullivan and Mary E. Sullivan 408 Hunters Place Hermitage, TN 37076	New Owner	064-12-0A-408.00CO

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,

Juanita Sadler Hobson, unmarried

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

Rex S. Sullivan and Mary E. Sullivan, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 408 of Fox Run Condominiums, Second Revision-Part of Section 2 and First Revision - Part of Section 1, as of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Juanita Sadler Hobson by deed from James Bryant and wife, Molly J. Bryant dated November 30, 2004 of record in Instrument No. 20041221-0151806, Register's Office, 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 6250, Page 118, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4956, Page 582 and Book 5535, Page 713 and Book 5895, Page 516 and Book 5936, Page 301 and amended in Book 5548, Page 852 and Book 5896, Page 1, Register's Office for Davidson County, Tennessee.
4) Property is subject to By Laws of record in Book 4956, Page 590 and amended in Book 5548, Page 852 and Book 5564, Page 582 and restated in Instrument No. 20120620-0053936, said Register's Office.
5) Property is subject to easement for Utilities to First Suburban Water Utility District of record in Book 8035, Page 646, said Register's Office.
6) Property is subject to HOA Charter of record in Book 5208, Page 188, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **408 Hunters 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.

Davidson County DEEDWARR
Recvd: 07/06/17 11:52 3 pgs
Fees:18.00 Taxes:643.80
20170706-0067949

Witness my hand(s) this 29th day of June, 2017.

X Juanita Sadler Hobson
Juanita Sadler Hobson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Juanita Sadler Hobson, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 29th day of June, 2017.

Teresa Finley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

TERESA FINLEY NEWTON
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

