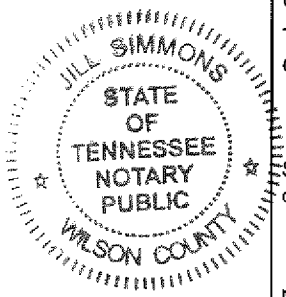
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2021~~ 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan L. Thweatt-Lee	Same	064-12-OA-926.00
(NAME)	(NAME)	
926 Old Fountain Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/18/17 15:54 3 pgs
Fees:18.00 Taxes:486.55
20170818-0085334

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged; I, **Nancy Gregory Bennett (formerly Nancy S. Gregory)**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Susan L. Thweatt-Lee, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 926, on the plan of Section 2, FOX RUN CONDOMINIUMS, of record in Plat Book 5200, Page 148, together with the Master Deed Establishing a Horizontal Property Regime of Fox Run Condominiums, of record in Book 5535, Page 713, as corrected in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 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 Nancy S. Gregory by Warranty Deed from Deborah Burnett, Executrix of the Estate of Herbert Hoover Burnett, deceased, Richard Herbert Burnett, Charles Daniel Burnett, Jessica Mae Burnett, and Deborah Burnett, Trustee of the Justin Taylor Burnett Trust, comprising all of the devisees of the Last Will and Testament of Herbert Hoover Burnett, deceased, dated 03/16/2006, recorded 04/06/2006 of record in Instrument No. 20060406-0039698, in the Register's Office for Davidson County, Tennessee. The said Nancy S. Gregory is one and the same and also known as Nancy Gregory Bennett and Nancy S. Bennett.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5200, Page 148; Covenants, conditions, easements and restrictions of record in Book 5535, Page 713, Deed of Correction of Master Deed of record in Book 5895, Page 516, Second Deed of Correction of Master Deed of record in Book 5936, Page 301, Deed of Amendment to Master Deed of record in Book 6370, Page 817, Amendment to Master Deed of record in Book 8510, Page 95, Amendment to By-Laws of record in Book 5896, Page 1 and Book 8510, Page 100; Permanent Easement and Temporary Construction Easement and Right of entry for Temporary Construction Purposes of record in Book 9161, Page 940; Bylaws of Fox Run Section One a Condominium of record in Book 4956, Page 590, Amendment to By Laws of record in Book 5174, Page 609, Book 5548, Page 852 and Book 5564, Page 582; Amended and Restated Bylaws of Fox Run Condominium of record in Instrument No. 20120620-0053936; Charter of fox Run Condominium Homeowners' Association of record in Book 5208, Page 188, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 926 Old Fountain 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 17th day of August, 2017.

Nancy Gregory Bennett

Nancy Gregory Bennett

State of Tennessee
County of Wilson

Personally appeared before me Nancy Gregory Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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

