WARRANTY DEED

Bill Garrett Davidson County
Batch# 7108 DEEDWARR
10/03/2017 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $609.02
20171003-0101220

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 5/30/21
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wanda S. Brusseau	MOVEMENT MORTGAGE	64-9A-20
(NAME)	(NAME)	
4556 S. Trace Blvd.	8024 CALVIN HALL ROAD	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172426

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, REBECCA FRUENDT, AN UNMARRIED WOMAN** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **WANDA S. BRUSSEAU, A SINGLE WOMAN**, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 4556, on the Site Plan of Southfork Condominiums, Phase One, which is of record in Book 6783, Page 865, Register's Office for Davidson County, Tennessee, said Site Plan being Exhibit "C" to the Master Deed for Southfork Condominiums of record in Book 6783, Page 839, amended in Book 6994, Page 447 and Instrument No. 20020327-0037726, said Register's Office, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Rebecca Fruendt, an unmarried woman, by Warranty Deed from Anthony Edward Thomas, II, a married man, dated September 29, 2011, of record in Instrument No. 20111005-0077269 and by Correction of Warranty Deed filed of record in Instrument No. 20120305-0018996, Register's Office for Davidson County, Tennessee.

William L. Leaverton executed this instrument on behalf of Rebecca Fruendt pursuant to Power of Attorney of record in Book 201710030101219, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southfork Condominiums, Phase One, and filed of record in Book 6783, Page 839, amended in Book 6994, Page 447 and Instrument No. 20020327-0037726, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4556 S. Trace Blvd., Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of September, 2017

Rebecca Fruendt by William L. Leaverton Attorney In-Fact
Rebecca Fruendt
by William L. Leaverton, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared William L. Leaverton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rebecca Fruendt, and who acknowledged that he executed the same as the free act and deed of Rebecca Fruendt.

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

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

