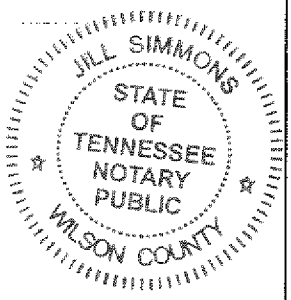
WARRANTY DEED



Bill Garrett Davidson County
Batch# 7860 DEEDWARR
10/03/2017 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20171003-0101352

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Debbie A. Readway
Affiant

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

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 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
Diane A. Cater	Diane A. Cater	064-12-0A-530.00-CO
(NAME)	(NAME)	
530 Knapp Farm Drive	530 Knapp Farm Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Mary Ellen Warren, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Diane A. Cater, Married**, hereinafter called the GRANTEE(S), 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. 530, on the Plan of Fox Run, Second Revision - Part of Section 2, and First Revision - Part of Section 1, as established by the Master Deed Establishing a Horizontal Property Regime of Fox Run, of record in Book 5535, Page 713; amended in Book 5895, Page 516; amended in Book 5936, Page 301; amended in Book 6370, Page 817; and as further amended in Book 8510, Page 95, said Register's Office, and as shown on the plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ellen Warren, an unmarried woman by Warranty Deed from Beverly Sue Baker, married, Richard Lee Edging, married, and Jeannette Mangrum, unmarried, dated November 08, 2013 and recorded November 12, 2013 of record in Instrument No. 20131112-0116734, Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee. Rights of the Co-Owners of Harris A. Gilbert, trustee and Norman W. Ginsberg, Trustee, d/b/a Fox Run Company, a Partnership in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 5535, Page 713, said Registers Office. Said Master deed was amended of record in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and in Book 8510, Page 95, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.
NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien. Easement recorded in Book 8035, Page 646 in the Register's Office of Davidson County, Tennessee. Said By-Laws were amended of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1 and in Book 8510, Page 100, and Amended and

Restated Bylaws (rev. 04/23/2012) of Fox Run Condominium recorded as Instrument No. 20120620-0053936 in the Register's Office for Davidson County, Tennessee. Charter of Fox Run Condominium Homeowner's Association Recorded as 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 530 Knapp Farm 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 GRANTEE(S), 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), 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 29th day of September, 2017.

Mary Ellen Warren

Mary Ellen Warren

State of Tennessee
County of Wilson

Personally appeared before me Mary Ellen Warren, 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 29th day of September, 2017.

Tracey Trumphour

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

