Bill Garrett Davidson County
Batch# 8526 DEEDWARR
10/04/2017 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20171004-0101906

# WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(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 |
|---|---|---|
| Clifford Wilson | Quicken Loans, Inc | |
| (NAME) | (NAME) | |
| 528 Knapp Farm Drive | 1050 Woodward Ave | 064-12-0-A-528.00CO |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Detroit, MI 48226-1906 | |
| (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 O. Sterling, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Clifford Wilson, a married man and Gregory E. Owens, his spouse**, 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. 528, as shown on the plan of Fox Run, Second Revision - Part of Sec. 2, and First Revision - Part of Sec. 1, a Horizontal Property Regime, appearing of record in Plat Book 6250, Page 118, and established by the Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516, and amended in Book 5936, Page 301, Book 6370, Page 817, and Book 8510, Page 95, in the Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Gerald B. Sterling and wife, Mary O. Sterling by Warranty Deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, dated 01/25/1990 recorded 02/07/1990, of record in Book 8041, Page 247, in the Register's Office for Davidson County, Tennessee. Gerald B. Sterling died on 02/25/1996 leaving Mary O. Sterling as the surviving tenant by the entirety.

All matters shown on the plat of record in Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee. 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, Amendment of record in Book 8510, Page 95, Amendment to By-Laws of record in Book 8510, Page 100, Book 5896, Page 1, Deed of Amendment of record in Book 6370, Page 817, in the Register's Office for Davidson County, Tennessee. Amended and Restated Bylaws of record in Instrument No. 20120620-0053936, in the Register's Office for Davidson County, Tennessee. Amendment to By-Laws of Fox Run Sections One and Two (A condominium) of record in Book 5564, Page 582, Book 5548, Page 852, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 8035, Page 646, in the Register's Office for Davidson County, Tennessee. 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 subject to any and all existing easements and restrictions of record.

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 528 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 O. Sterling by Charmayne Dorcas Rozell her atty in fact.

Mary O. Sterling by Charmayne Dorcas Rozell her atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29th day of September, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charmayne Dorcas Rozell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Mary O. Sterling, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. ——201710040101905——, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 5-17-21

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

