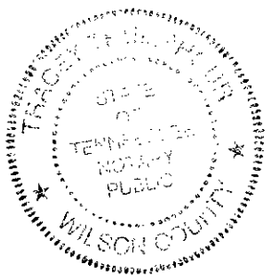
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,079.37

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(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
Kenneth Elmore	Kenneth Elmore	064120A21600
(NAME)	(NAME)	
1718 Needmore Road	1718 Needmore Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 37229 **DEEDWARR**
12/15/2017 09:21:56 AM 2 pgs
Fees: $13.00 Taxes: $159.39

20171215-0127791

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, **Gary B. Gentry, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kenneth Elmore**, hereinafter called the GRANTEE(S), his 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 a Certain building identified as Property Map No. 216 as shown on the Plan of Fox Run, Section One, (a Condominium), of record in Book 4860, Page 52 and as established by Master Deed establishing a Horizontal Property Regime of Fox Run (Section One) of record in Book 4956, Page 582, amendment of record in Book 8510, Page 92, Bylaws of record in Book 4956, Page 590, in Book 5174, Page 609, in Book 5548, Page 852, in Book 5564, Page 582, in Book 5896, Page 1, in Book 8510, Page 100 and in Instrument No. 201206200053936, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Gary B. Gentry, unmarried by Warranty Deed from Elizabeth C. McGinnis, unmarried, dated 12/12/1997, recorded 12/17/1997, of record in Book 10723, Page 846, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4860, Page 52; Covenants, conditions, easements and restrictions of record in Book 4956, Page 582, Amendment to Master Deed of record in Book 8510, Page 92, Amendment to By Laws of record in Book 5174, Page 609, Book 5548, Page 852; Easement of record in Book 8035, Page 646; Bylaws and Article I Form of Apartment Administration of record in Book 4956, Page 590, Amendment to By-Laws of record in Book 5896, Page 1, Book 8510, Page 100 and Book 5564, Page 582; Amended and Restated Bylaws and Article I Form of Apartment Administration 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 216 Harpers Mill Road, 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), his 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), his 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 13th day of December, 2017.

Gary B. Gentry

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 13th day of December, 2017.

Notary Public Tracey Trumphour - MJ
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