WARRANTY DEED

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Judith Ann Peary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 64308 DEEDWARR
03/02/2018 10:06:14 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20180302-0019746

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Ronnie Woods and Casey Woods (NAME)	SAME AS NEW OWNER (NAME)	064120a72200co
3003 Christine Ct. (ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Judith Ann Peary, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie Woods, Casey Woods, and Kyle Woods, a 1/3 interest each, as tenants in common with rights of survivorship, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, known as Unit No. 722 as established by a Master Deed establishing a Horizontal Property Regime of Fox Run (Section Two), which Master Deed is recorded In Book 5535, Page 713 and all amendments thereto of record in the Register's Office for Davidson County, Tennessee, and an undivided interest in and to certain common elements appurtenant to said Unit, and further as shown on the Plan of Fox Run Condominiums 2nd Revision part of Section 2 and 1st Revision part of Section 1 of record in Plat Book 6250, page 118, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description thereof.

Being the same property conveyed to Lillian M. Vogel, unmarried, by deed from Franke Massa, unmarried, of record in Instrument No. 20050930-0117843, said Register's Office. Lillian M. Vogel having since died testate on July 24, 2016. and under Item III of the Last Will and Testament of the said Lillian M. Vogel, deceased, Probate File 16P1628, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Judith Ann Peary.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2018, THE TERMS, CONDITIONS, AND OBLIGATIONS, OF MASTER DEED OF RECORD IN BOOK 5535, PAGE 713, AND ALL AMENDMENTS THERETO OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF FOX RUN CONDOMINIUMS 2ND REVISION PART OF SECTION 2 AND 1ST REVISION PART OF SECTION 1 OF RECORD IN PLAT BOOK 6250, PAGE 118, SAID REGISTER'S OFFICE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 722 Blue Brick Pl., 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, their heirs and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and 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 28th day of February, 2018.

Judith Ann Peary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of February, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judith Ann Peary**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY