WARRANTY DEED

Bill Garrett Davidson County
Batch# 116585 DEEDWARR
07/16/2018 09:54:57 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180716-0068701

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

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 13th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/22/2020

(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
Kym Monroe	Peoples Home Equity	064120A62800
(NAME)	(NAME)	
628 Weatherbeaten Place	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, I, **Tamra A. Lish, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kym Monroe, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 628, on the plan of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, of record in Plat Book 6250, Page 118, in the register's office for Davidson County, Tennessee and further established by Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and Book 5936, Page 301, and amended in Book 6370, Page 817 and Book 8510, Page 95, said register's office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tamra A. Lish, an unmarried woman by Warranty Deed from Michael K. Davis, a married man, dated 06/06/2016 recorded 06/09/2016, of record in Instrument No. 20160609-0058304, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 118; Covenants, conditions, easements and restrictions of record in Book 5535, Page 713, Amendment to Master Deed of record in Book 8510, Page 95, Deed of Correction of Master Deed of record in Book 5895, Page 516, Deed of Amendment to Master Deed of record in Book 6370, Page 817, Second Deed of Correction of Master Deed of record in Book 5936, Page 301; Amendment to By-Laws of Fox Run Sections One and Two (a Condominium) of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and Amended and Restated By-Laws 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 628 Weatherbeaten Place, 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), her 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), her 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 July, 2018.

Tamra A. Lish

Tamra A. Lish

State of Tennessee
County of Wilson

Personally appeared before me Tamra A. Lish, 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 13th day of July, 2018.

Notary Public
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

