WARRANTY DEED

Bill Garrett Davidson County
Batch# 124618 DEEDWARR
08/03/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $532.80
20180803-0076594

M-VRES-18-836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2019 (AFFIX SEAL)

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Toni R. Smart	**Wilson Bank & Trust**	
(NAME)	(NAME)	
836 Old Coach Court	**1436 West Main Street**	**064-12-0A-836.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Lebanon, TN 37087**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA ANN WOODMORE, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TONI R. SMART, AN UNMARRIED PERSON,** hereinafter called the Grantee, his/her/its/their heirs, successors and assigns, that 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. 836, on the Plan of Fox Run, First Revision - Part of Section 2, of record in Book 5200, Page 357, as established by the Master Deed of record in Book 5535, Page 713, as corrected by the following instruments of record in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Pages 92 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha Ann Woodmore, a single woman by Warranty deed from Jonathan O. Appleby, a single man of record in Instrument No. 20160615-0060661 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 15, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5200, Page 148, revised in Plat Book 5200, page 357, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Fox Run (Section Two)of record in Book 5535, Page 713, Deed of Correction of Master Deed in Book 5895, page 516, Second Deed of Correction of Master Deed in Book 5936, page 301; Deed of Amendment to Master Deed in Book 6370, page 817 and Amendment to Master Deed of record in Book 8510, page 95, all in the Register's Office for Davidson County, Tennessee.
- By-Laws of Fox Run of record in Book 4956, Page 590 and being amended in Book 5174, page 609,Book 5548, page 852, Book 5564, page 582, Book 5895, page 518 (as Schedule A to Master Deed in Book 5895, page 516), Book 5896, page 1, Book 8510, page 100 and Amended and Restated By-Laws of record as Instrument No. 20120620-0053936, all in the Register's Office for Davidson County, Tennessee.
- Charter for Fox Run Condominium Homeowner's Association of record in Book 5208, Page 189, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes of record in Book 9161, Page 940, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **836 Old Coach Court, Hermitage, Tennessee 37076**.

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), their heirs and 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), 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 the 19th DAY OF JULY, 2018.

Martha Ann Woodmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA ANN WOODMORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2018.

Notary Public
My Commission Expires: 6/20/21
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY