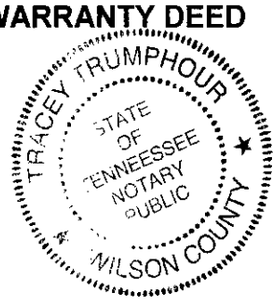
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Douglas S. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Scott Thomas	Douglas Scott Thomas	064120A90600CO
(NAME)	(NAME)	
906 Old Fountain Place	906 Old Fountain Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 130882 **DEEDWARR**
08/20/2018 11:07:59 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20180820-0082217

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/we Sharon L. Bradshaw and Laurie B. Lee, as Trustees of The Larry N. Bradshaw Family Trust created pursuant to Item V of the Last Will and Testament of Larry N. Bradshaw**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Douglas Scott Thomas and Janet Gale Thomas , husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 906 on the Plan of Section 2, Fox Run Condominiums, of record in Book 5200, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon L. Bradshaw and Laurie B. Lee, as Trustees of The Larry N. Bradshaw Family Trust created pursuant to Item V of the Last Will and Testament of Larry N. Bradshaw by Personal Representative's Quitclaim Deed from Sharon L. Bradshaw, as Personal Representative of the Estate of Larry N. Bradshaw, dated March 10, 2006 and recorded March 16, 2006 of record in Instrument No. 20060316-0030599, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry N. Bradshaw by Quitclaim Deed from Sharon Lee Bradshaw, dated May 25, 2001 and recorded June 7, 2001 of record in Instrument No. 20010607-0060203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry N. Bradshaw and wife, Sharon Lee Bradshaw by Warranty Deed from David R. Llewellyn, unmarried, dated November 5, 1986 and recorded December 29, 1986 of record in Book 7082, Page 645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5200, Page 148, in the Register's Office for

Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 5535, Page 713 and Correction recorded in Book 5895, Page 516 and Book 5936, Page 301 and Amendment recorded in Book 6370, Page 817 and Book 8510, Page 95, Register's Office for Davidson County, Tennessee; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances recorded in Instrument No. 20100623-0048918 in the Register's Office of Davidson County, Tennessee; Bylaws of record in Book 4956, Page 590, and Amendment recorded in Book 5548, Page 852 and Book 5564, Page 582 and Book 5896, Page 1 and Book 8510, Page 100 and Instrument No. 20120620-0053936, Register's Office for Davidson County, Tennessee; Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, Page 188, 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 ☒ 906 Old Fountain 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), his/her/their 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/her/their 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 our hands this 9th day of August, 2018 .

Larry N. Bradshaw Family Trust created pursuant to Item V of the Last Will and Testament of Larry N. Bradshaw

By: Sharon L Bradshaw Date: 8-9-18
Sharon L. Bradshaw, Trustee

By: Laurie B Lee Date: 8-9-18
Laurie B. Lee, Trustee

State of FLORIDA
County of Volusia

Personally appeared before me, a notary public in and for the state and county aforementioned, Sharon L. Bradshaw and Laurie B. Lee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustees of Sharon L. Bradshaw, Laurie B. Lee, as Trustees of The Larry N. Bradshaw Family Trust created pursuant to Item V of the Last Will, and Testament of Larry N. Bradshaw and that they as such Trustees executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 9th day of August, 2018.

Sandra Powers
Notary Public:
My Commission Expires:

SANDRA POWERS
Notary Public, State of Florida
My Comm. Expires December 11, 2018
Commission No. GG 6375

File No.: 257873
Warranty Deed TN

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