Karen Y Johnson Davidson County
Batch# 181316 DEEDWARR
01/07/2019 03:55:11 PM 2 pgs
Fees: $13.00 Taxes: $730.75

20190107-0001787

WARRANTY DEED

JOHN LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

W-BR-18-612

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)
Peggy W. Cammuse	**New Owner**	
(NAME) **612 Weatherbeaten Place**	(NAME)	**064-12-0A-612.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **DOROTHY SUE PEPPERS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEGGY W. CAMMUSE, A SINGLE WOMAN,** hereinafter called the Grantee(s), 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 612 of Fox Run Condominiums, Second Revision-Part of Sec. 2 and First Revision-Part of Sec. 1, of record in Plat Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Herbert H. Peppers and wife, Dorothy Sue Peppers by Warranty Deed from Fox Run Company, Inc., of record in Book 6697, Page 55, Register's Office for Davidson County, Tennessee, dated October 30, 1985 and recorded on October 31, 1985. The said Herbert H. Peppers having died on August 25, 2012 leaving Dorothy Sue Peppers as surviving tenant by the entirety.

The said Pamela Jayne Payne has been appointed as Power of Attorney for Dorothy Sue Peppers, as stated in the General Power of Attorney, of record in Instrument No. 20181219-0123251.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 118, 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 of record in Book 5895, Page 516, Second Deed of Correction of Master Deed of record in Book 5936, Page 301, Deed of Amendment to Master Deed of record in Book 6370, Page 817 and Amendment to Master Deed of record in Book 8510, Page 95, Register's Office for Davidson County, Tennessee.
- By-Laws of Fox Run of record in Book 4956, Page 590, as 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 in Instrument No. 20120620-0053936, Register's Office for Davidson County, Tennessee.
- Charter for Fox Run Condominium Homeowner's Association of record in Book 5208, Page 188, 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, 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: **612 Weatherbeaten Place, 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/our hand(s) this the 3rd DAY OF JANUARY, 2019.

Dorothy Sue Peppers by Pamela Jayne Payne POA

Dorothy Sue Peppers by Pamela Jayne Payne,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA JAYNE PAYNE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOROTHY SUE PEPPERS, and who acknowledged he/she/they executed the same as the free act and deed of the said DOROTHY SUE PEPPERS.

Witness my hand and official seal, this the 3rd of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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