THIS INSTRUMENT PREPARED BY:

John L. Van Cleave, Esq.
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 196654 DEEDWARRSP
02/19/2019 03:38:30 PM 9 pgs
Fees: $48.00 Taxes: $629.00
20190219-0015058

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JUDY FANN 202 Harpers Mill Rd. Hermitage, TN 37076	Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087 Loan #101190600000920192	064 12 0A 202.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.

Affiant

SUBSCRIBED AND SWORN to before me this 19th day of Feb, 2019.

Notary Public
My Commission Expires: 10-02-2022

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JANIS REYNOLDS MITCHELL and/or CHARLES AUSTIN MITCHELL, JR., Co-Trustees of the Janis Reynolds Mitchell Living Trust u/t/a dated August 23, 2016, hereinafter "Grantors," have this day bargained and sold and do hereby transfer and convey to JUDY FANN, an unmarried person, her heirs, personal representatives, successors and assigns, hereinafter "Grantee," that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, personal representatives, successors and assigns forever. Grantors covenant that except as may be provided on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantors and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said Property to said Grantee, her heirs, personal representatives, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Said improved property is known as 202 Harpers Mill Road Hermitage, Tennessee.

Janis Reynolds Mitchell, Trustee, executes this instrument without the joinder of Charles Austin Mitchell, Jr., Trustee, as expressly authorized by the Janis Reynolds Mitchell Living Trust Agreement dated August 23, 2016. Each of the Grantors warrants, covenants and conveys in his or her fiduciary capacity and not individually.

WITNESS my hand this 19th day of February, 2019.

Janis Reynolds Mitchell

JANIS REYNOLDS MITCHELL, Co-Trustee of the Janis Reynolds Mitchell Living Trust u/t/a dated August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay B. Housch, of the State and County aforesaid, personally appeared JANIS REYNOLDS MITCHELL, Co-Trustee of the Janis Reynolds Mitchell Living Trust u/t/a dated August 23, 2016, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 19th day of Feb., 2019.

Kay B. Housch
NOTARY PUBLIC

My Commission Expires:
7/5/2021

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Unit #202 on the plan of Fox Run Section One (A Condominium) recorded in Book 4860, page 52, Register's Office, Davidson County, Tennessee, created in the manner provided under the provisions of T.C.A. Sections 66-27-101, *et seq.*, (the "Horizontal Property Act"), as the same shall be amended by T.C.A. Section 66-27-201, *et seq.* (the "Tennessee Condominium Act of 2008") by that Master Deed Establishing a Horizontal Property Regime of Fox Run (Section One) of record in Book 4956, page 582, Register's Office; Davidson County, Tennessee; amended by Amendment to Master Deed Fox Run Section One of record in Book 8510, page 92, said Register's Office, together with an undivided percentage interest in the common elements and liabilities for common expenses as set forth in said Declaration.

Being the same property conveyed to Janis Reynolds Mitchell and/or Charles A. Mitchell, Jr., Trustees of The Janis Reynolds Mitchell Living Trust, established by the Revocable Trust Agreement of Janis Reynolds Mitchell dated August 23, 2016 by deed of record in Instrument #20160912-0095484, Register's Office, Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Taxes and assessments for the year 2018 and subsequent years, a lien but not yet due and payable.

3. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the property or that may be asserted by persons in possession of the property.

4. Easements, liens, or encumbrances, or claims thereof, not shown by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the property and not shown by the public records.

6. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand and gravel located in on, or under the property or produced from the property whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any private rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.

7. Subject to all matters shown on Plat of Section One Fox Run Condominium Apartments of record in Book 4860, page 52, Register's Office, Davidson County, Tennessee.

8. Subject to the Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, page 188, Register's Office, Davidson County, Tennessee.

9. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run (Section One) of record in Book 4956, page 582, Register's Office, Davidson County, Tennessee.; amended by Amendment to Master Deed Fox Run Section One of record in Book 8510, page 92, said Register's Office. Tennessee, and Bylaws of Fox Run Sections One and Two (A Condominium) of record in Book 4966, page 590, Register's Office, Davidson County, Tennessee; amended by Amendment to Bylaws of Fox Run Sections One and Two (A Condominium) of record in Book 5174, page 609, said Register's Office; amended by Amendment to Bylaws of Fox Run Sections One and Two (A Condominium) of record in Book 5548, page 852, said Register's Office; amended by Amendment to Bylaws of Fox Run Sections One and Two (A Condominium) of record in Book 5564, page 582, said Register's Office; amended by Amendment to Bylaws of Fox Run, Section One and Two, a Condominium, of record in Book 8510, page 100, said Register's Office.

EXHIBIT C

THIS INSTRUMENT PREPARED BY:
Katlin A. Ryan, Esq.
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

CERTIFICATE OF TRUST FOR THE

JANIS REYNOLDS MITCHELL LIVING TRUST AGREEMENT

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, states that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, that certain revocable trust called the JANIS REYNOLDS MITCHELL LIVING TRUST u/t/a dated August 23, 2016 (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence on August 23, 2016 by the execution of that certain Janis Reynolds Mitchell Living Trust Agreement dated August 23, 2016.

2. **Grantor and Currently Acting Trustee.**

(a) The name of the Grantor or Settlor is JANIS REYNOLDS MITCHELL.

(b) The names of the currently acting Trustees are JANIS REYNOLDS MITCHELL and/or CHARLES AUSTIN MITCHELL, JR.

(c) The names of the initial Trustees are JANIS REYNOLDS MITCHELL and/or CHARLES AUSTIN MITCHELL, JR.

(d) The name of the Successor Trustee is CHARLES AUSTIN MITCHELL, JR.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Revocability.** The Trust is revocable. The person having the power to revoke the Trust is the Grantor.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** Pursuant to ITEM 9 A. and L. of the Trust, the original Trustees, Janis Reynolds Mitchell and/or Charles Austin Mitchell, Jr., are to serve jointly or severally as Trustees, and either Trustee may act alone thereunder without the signature, consent, approval, joinder, or other participation of the other Trustee.

6. **Proof of Succession of Successor Trustees.** The Trust designates four (4) successor Trustees and authorizes the Grantor, otherwise the Grantor's attorney-in-fact to fill any vacancy in the position of Trustee if none of the successor Trustees are able to serve. If the Grantor or the Grantor's attorney-in-fact fail to appoint a successor Trustee, the Trust Protector, otherwise the Grantor's sons, Aaron Reynolds Mitchell and Charles Auston Mitchell, III shall appoint a successor Trustee.

7. **Trust Tax Identification Number.** The tax identification number of the Trust is the Grantor's social security number.

8. **Title to Trust Assets.** The assets of the Trust should be titled in the name "Janis Reynolds Mitchell and/or Charles Austin Mitchell, Jr., Trustees of the Janis Reynolds Mitchell Living Trust u/t/a dated August 23, 2016."

9. **Trustee's Statement Regarding Revocation, Modification or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the Certificate of Trust to be incorrect.

Janis Reynolds Mitchell
JANIS REYNOLDS MITCHELL, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JANIS REYNOLDS MITCHELL, Trustee, 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 seal, at office, this the 19th day of Feb., 2019.

Kay B. Housch
NOTARY PUBLIC

My Commission Expires:
7/25/2021

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

