WARRANTY DEED

Karen Johnson Davidson County
Batch# 199966 DEEDWARR
02/27/2019 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $601.25
20190227-0017887

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Neil E. McCulley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/23/21

(AFFIX SEAL)

JONATHAN JOSEPH GOOD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

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
Debra Lee Bledsoe	Debra Lee Bledsoe	064120A32600CO
(NAME)	(NAME)	
326 Thunder Place	326 Thunder Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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/we Neil E. McCulley, and wife and Sandra Leigh McCulley, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Debra Lee Bledsoe and Johnny Martin Bledsoe, wife and husband, 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 No. 326, as shown on the plan of Fox Run, Second Revision - Part of Sec. 2, and First Revision - Part of Sec. 1, a Horizontal Property Regime, as shown on plat appearing of record in Book 6250, Page 118, as established by the Master Deed of record in Book 5535, Page 713, as corrected by Corrected Master Deed and By-Laws in Book 5895, Page 516, in Book 5936, Page 301, and amendments of Master Deed of record in Book 6370, Page 817, and amendments to By-Laws of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and in Instrument 201206200053936, and in Instrument 201810090100048.

Being the same property conveyed to Neil E. McCulley and wife, Sandra Leigh McCulley by Warranty Deed from Charlene E. Power, unmarried, dated 08/14/2009 recorded 08/20/2009, of record in Instrument No. 20090820-0078347, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6250, Page 118; Covenants, conditions, easements and restrictions recorded in of record in Book 4956, Page 582, Amendment to By-Laws of record in

Book 5548, Page 852, Book 5174, Page 609, Book 5564, Page 582, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions recorded in of record in Book 5535, Page 713 and Deed of Correction of Master Deed of record in Book 5895, Page 516 and 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, Amended to By-Laws of record in Book 8510, Page 100, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Permanent Easement and Temporary Construction Easement of record in Book 9161, Page 940; Bylaws of Fox Run Section One of record in Book 4956, Page 590 and Amended to By-Laws of record in Book 5896, Page 1; Amendment to Master Deed Fox Run Section Two of record in Book 8510, Page 95; Amended and Restated Bylaws of record in Instrument No. 20120620-0053936 and Instrument No. 20181009-0100048; Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, Page 188; all of record in the Register Office for Davidson County, Tennessee.

If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

unimproved ☐

This is improved ☒ 326 Thunder 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.

Effective the 26th day of February, 2019.

By: Neil E. McCulley
Neil E. McCulley

By: Sandra Leigh McCulley
Sandra Leigh McCulley

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil E. McCulley and Sandra Leigh McCulley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of February, 2019.

Notary Public
My Commission Expires: 03/23/21

RYAN JOSEPH GOOD
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County