# WARRANTY DEED

Karen Johnson Davidson County
Batch# 220248 DEEDWARR
04/22/2019 01:28:57 PM 2 pgs
Fees: $13.00 Taxes: $628.63

20190422-0036590

R & R to:

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S): |
|---|---|---|
| James P. Roy, Jr. and Josephine B. Roy | Success Mortgage Partners<br>Attn: Accounting Dept | **064-12-OA-230.00** |
| (NAME)<br>230 Harpers Mill Court | (NAME)<br>1200 South Sheldon Road<br>Suite 150 | |
| (ADDRESS)<br>Hermitage, TN 37076 | (ADDRESS)<br>Plymouth, MI 48170 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20190829 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sarah Nix Bartlett, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James P. Roy, Jr. and Josephine B. Roy**, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A condominium apartment in Davidson County, Tennessee being Unit No. 230 of Fox Run Condominium Apartment, Section One, a horizontal property regime, pursuant to the Tennessee Horizontal Property Ace, as shown on the plan of record in Book 4860, page 52, as amended, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Sara Nix Bartlett by Warranty Deed from Lisa Heffington dated June 10, 2016 and filed of record in Instrument No. 20160613-0059454, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject 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 By-Laws for the administration thereof; to 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 Condominium Apartment, Section One and filed of record in Book 4956, page 582; Book 4956, page 590; Book 8510, page 92; Book 8510, page 100; Book 5174, page 609; Book 5548, page 852; Book 5564, page 582; Book 5896, page 1 and Instrument No. 20120620-0053936, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 230 Harpers Mill Court, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of April, 2019

Sarah Nix Bartlett

Sarah Nix Bartlett

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Nix Bartlett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of April, 2019.

AEWalston

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
3-2-2021