THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $188,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2019. Notary Public My Commission Expires: 5-17-21
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34749-04-2019**	

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 225275 DEEDWARR
05/02/2019 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $695.60
20190502-0041236

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lara Creson and Ken A. Creson 318 Thunder Place Hermitage, TN 37076	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	Map and Parcel No.: 064 12 0 A 318 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary D. Hyde and wife, Jeanne M. Hyde** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lara Creson and Ken A. Creson, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 318 Thunder Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2019.

Gary D. Hyde

Jeanne M. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary D. Hyde and Jeanne M. Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 318, 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, Book 5936, page 301, and amendments of Master Deed of record in Book 6370, page 817, and Book 8510, page 95 and amendments to By-Laws of record in Book 5548, page 852, Book 5564, page 582, Book 5896, page 1, Book 8510, page 100, Instrument No. 201206200053936, and Instrument No. 201810090100048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gayle J. Squires, unmarried, by deed dated April 29, 2005 from Bessie J. Williams, unmarried of record in Instrument No. 20050504-0050226, Register's Office for Davidson County, Tennessee. Gayle J. Squires being one and the same as Gayle A. Squires and Gayle Ann Squires died on November 24, 2015, intestate leaving Sarah Elizabeth Squires as her sole heir at law. See Affidavit of Heirship filed of record in Instrument No. 20161117-0121423, Register's Office for Davidson County, Tennessee. The Estate of Gayle A Squires was filed for Administration in Docket No. 16P-1872, Probate Court for Davidson County, Tennessee. Pursuant to an Order filed of record in Instrument No. 20170516-0048549, Register's Office for Davidson County, Tennessee, the Estate of Gayle A. Squires was declared insolvent and ordered the property be brought into the Estate and sold by Peggy D. Mathes, Administrator. By Special Warranty Deed dated May 15, 2017 of record in Instrument No. 20170516-0048550, Register's Office for Davidson County, Tennessee, Peggy D. Mathes, Administrator of the Estate of Gayle J. Squires a/k/a Gayle A. Squires conveyed subject property to Gary D. Hyde and wife, Jeanne M. Hyde.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 064 12 0 A 318 00CO.
2. 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, Instrument No. 20120620-0053936, and Instrument No. 20181009-0100048, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Fox Run, of record in Book 5535, page 713, as corrected in Book 5895, page 516, Book 5936, page 301, Book 6370, page 817, Book 8510, page 95, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 6250, page 118, Register's Office for Davidson County, Tennessee.
5. Permanent Easement and Temporary Construction Easement of record in Book 9161, page 940, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY