# WARRANTY DEED

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 237757 DEEDWARR
06/03/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20190603-0052643

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: July 8, 2019

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division, ,

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Antonio Powell | Antonio Powell | 64-12-0-A-946-CO |
| (NAME) 946 Old Fountain Court | (NAME) 946 Old Fountain Ct | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) 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 John T. Price and wife, Betty J. Price, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Antonio Powell, 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. 946 of Fox Run Condominiums, Section 2, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5535, Page 713, as amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Fox Run Condominiums, as of record in Book 5200, Page 148, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John T. Price and wife, Betty J. Price by Warranty Deed from Annette B. Martin and Martha B. Roberts, Individually and as Devisees of the Estate of Pauline L. Binkley, dated 07/29/2005 and 08/01/2005, of record in Instrument No. 200508010089473, Register's Office for Davidson County, Tennessee. John T. Price is one and the same as John Thomas Price, Jr. Betty J. Price is one and the same as Betty Jane Price.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 946 Old Fountain Court, 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 31st May, 2019..

Sherri L Siske, Attorney in Fact for John T. Price

By: Sherri L. Siske, Attorney in Fact for John T. Price

Patsy Marie Henry, Attorney in Fact for Betty J. Price

Patsy Marie Henry, Attorney in Fact for Betty J. Price

State of Tennessee
County of Sumner

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sherri L. Siski,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of John T. Price, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No: 20190531-0051880 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this . 31st May, 2019

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Patsy Marie Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Betty J. Price, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No: 20190530-0051400 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 31st May, 2019

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075**

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)