Karen Johnson Davidson County
Batch# 260439 DEEDWARR
07/22/2019 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $758.13
20190722-0071815

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

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
Tammie Kay Albert	New Owner	064120A82600CO
(NAME)	(NAME)	
826 Old Coach Court		
(ADDRESS)	(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 Rebecca S. Anderson, an unmarried woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Tammie Kay Albert, unmarried woman, hereinafter called the GRANTEE(S), her 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 all of Unit No. 826, of FOX RUN, First Revision - Part of Section 2, a Condominium, established by the Master Deed of record in Book 5535, Page 713 and plan of record in Plat Book 5200, Page 357, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Rebecca S. Anderson, an unmarried woman by Warranty Deed from Peggy A. Smith-Lewis and husband Maurice Lewis, dated 04/13/2007 and recorded 04/26/2007, of record in Instrument No. 20070426-0049762, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 5200, Page 357, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5535, Page 713, Correction of Deed recorded in Book 5895, Page 516 and Book 5936, Page 301 Register's Office for Davidson County, Tennessee, together with all amendments thereto; Charter of Fox Run Condominium Homeowners Association record in Book 5208, Page 188, Register's Office for Davidson County, Tennessee; By-laws of record in Book 4956, Page 590, Amendments recorded in Book 5548, Page 852, Book 5896, Page 1, Book 8510, Page 100 and Amended and Restated recorded in Instrument 201206200053936, Register's Office for Davidson County, Tennessee.

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 ☒ 826 Old Coach 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 18th day of July, 2019 .

Rebecca S. Anderson by James William Anderson IV, her Attorney-In-Fact

Rebecca S. Anderson, by James William Anderson, IV,
her attorney-in-fact

State of Tennessee

County of Wilson

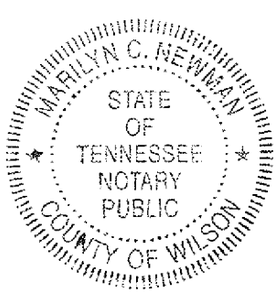
Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared James William Anderson, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Rebecca S. Anderson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument #20190716-0069495, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 18 day of July, 2019.

Marilyn C Newman

Notary Public

My Commission Expires: 5-17-21



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

201907220071815

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY