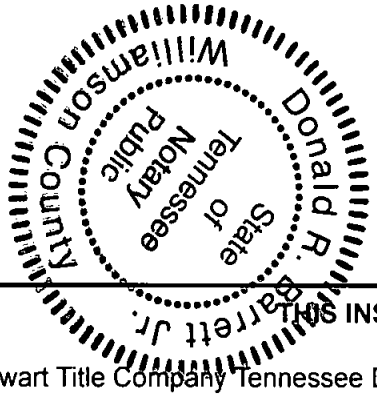
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carolyn Fosbinder	Carolyn Fosbinder	064-12-0-A-610.00
(NAME)	(NAME)	
610 Weatherbeaten Place	610 Weatherbeaten Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 292891 **DEEDWARR**
09/30/2019 09:10:42 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190930-0098947

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, **Jill Winnie Hawkins Greer a/k/a Jill Hawkins Greer**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carolyn Fosbinder and husband Lawrence Fosbinder**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 610, on the plan of FOX RUN, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as shown by plat of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jesse G. Hawkins and wife, Betty B. Hawkins by Warranty Deed dated 10/10/1986 from Fox Run Company, Inc., a Tennessee Corporation of record in Book 7061, Page 374, Register's Office for Davidson County, Tennessee. Betty B. Hawkins died on November 12, 2009 leaving Jesse G. Hawkins as the surviving tenant by the entirety. Jesse G. Hawkins died on March 18, 2011 vesting property in Jill Hawkins Greer by virtue of Last Will and Testament of record in Docket No. 11P-707, in the Probate Court Clerk's Office for Davidson County, Tennessee and also by Muniment of Title (Docket No. 19P1681 Probate Court for Davidson County, Tennessee and of record in Instrument No 20190925-0097448 Register's Office for Davidson County, Tennessee. .

See also Quit Claim Deed of record in Instrument 201108120062224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
Plan of record in ook 6250, page 118 Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 5535, page 713 (as corrected in Book 5895, page 516 and 5936, page 301) and amended in Book 6370, page 817 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 ☑ property, known as 610 Weatherbeaten 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), their heirs and/or 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), their heirs and/or 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.

Witness my hand this 27 day of Sept, 2019.

Jill Winnie Hawkins Greer

Jill Winnie Hawkins Greer ak/a Jill Hawkins Greer

State of Tennessee
County of Williamson

Personally appeared before me Jill Hawkins Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2019.

Notary Public Donald R. Barrett
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County