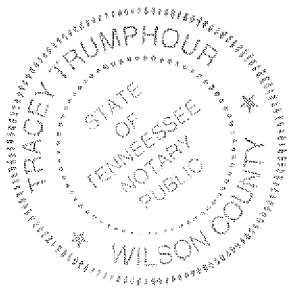
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(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
Karl A Myers	Karl A Myers	064-12-0A-808.00
(NAME) 808 Old Coach Place	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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 Gina D Pewitt, a single woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Karl A Myers, 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:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 808 on the plan of Fox Run Condominiums, Section 2, Phase 2, of record in Book 5200, Page 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gina D. Pewitt, a single woman by Warranty Deed from Marie A. Alford, Trustee of the Marie A. Alford Revocable Living Trust U/a/D February, dated 07/27/2017, of record in Instrument 201707280076791, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 5200, Page 148, and Book 5200, Page 357 in the Register's Office for Davidson County, Tennessee; By-Laws as shown of record in Book 4956, Page 590, Deed Book 5174, Page 609, Deed Book 5548, Page 852, Deed Book 5564, Page 582, Book 5895, Page 518,Book 5896, Page 1 and Book 8510, Page 100.; Covenants, conditions, easements and restrictions recorded in Book 5535, Page 713, , and Master Deed of record in Book 5895, Page 516, Book 5936, Page 301 and Deed of Amendment to Master Deed of record in Book 6370, Page 817 and Book 8510, Page 95 , together with all amendments thereto; Charter recorded 10/12/1977 of record in Book 5208, Page 188; Easement including terms and conditions thereof as recorded in Book 8035, Page 646; By-laws of record 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.

Karen Johnson Davidson County
Batch# 299612 DEEDWARR
10/11/2019 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20191011-0104380

unimproved ☐

This is improved ☒ 808 Old Coach 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), 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 30th day of September, 2019.

Gina D Pewitt, by Brannon Hunt, her attorney-in-fact

Gina D. Pewitt, by Brannon Hunt, 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 Brannon Hunt, 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 Gina D. Pewitt, 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 Book _____, Page _____, Register's Office of Davidson County, Tennessee.

201910110104379

Witness my hand and official seal this 30th day of September, 2019.

Tracey Trumphour

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

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

Notary Public

My Commission Expires: 9-16-2020

