BOX 10-A (3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200124610

Karen Johnson Davidson County
Batch# 362640 DEEDWARR
02/25/2020 08:42:02 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20200225-0020515

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2020.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kerry G. Foth 1004 Thyme Court Brentwood TN 37027	New owner	Tax Parcel ID No. 160-11-0-064.00

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, **Meredith Anderson Fuller, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kerry G. Foth , unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hearthstone, Phase 9 of record in Plat Book 6900, Page 374, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha C. Anderson, unmarried by Warranty deed from Radnor Homes, Inc. of record in Book 7629, page 48, Register's Office for Davidson County, Tennessee, dated August 11, 1988 and recorded on August 17, 1988.

The said Martha C. Anderson died August 24, 2016, in Davidson County, Tennessee, leaving Meredith Anderson Fuller, as sole heir(s) at law as shown in Affidavit of Heirship of record in Instrument No. 20200225.0020513 (executed by a "disinterested party") and Affidavit of Heirship of record in Instrument No. 20200225.0020514, (executed by a "disinterested party") in said Register's Office.

Grantor warrants that she has never lived in the subject property as a married person and that subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 374, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 5409, Page 485, Book 7302, Page 92, Book 11331, Page 828 and in Book 7053, Page 982,

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

amended in Book 9945, Page 958, Register's Office for Davidson County, Tennessee.

Charter for Hearthstone Common Facilities Association, Inc. of record in Book 6995, Page 646, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Sanitary Sewer to Metropolitan Government of record in Book 8127, Page 737, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Water Main to Metropolitan Government of record in Book 8127, Page 691, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1004 Thyme Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of February, 2020.

Meredith Anderson Fuller

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meredith Anderson Fuller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021