Karen Johnson Davidson County
Batch# 408365 DEEDWARR
06/01/2020 08:28:40 AM 2 pgs
Fees: $13.00 Taxes: $695.23
20200601-0055818

WARRANTY DEED

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VA... GREATER, FOR THIS TRANSFER IS $187,900.00

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/2024

(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
Kendall Ryan White	Atlantic Union Bank	064120A21600CO
(NAME)	(NAME)	
216 Harpers Mill Road	1800 Robert Fulton Dr. Suite 350 Reston, VA 20191	
(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 Kenneth Elmore, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kendall Ryan White, single person, hereinafter called the GRANTEE his 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 a certain building identified as Property Map No. 216 as shown on the Plan of Fox Run, Section One, (a condominium), of Record in Book 4860, Page 52 and as established by Master Deed establishing a Horizontal Property Regime of Fox Run (Section One) of record in Book 4956, Page 582, Amendment of record in Book 8510, Page 92, Bylaws of record in Book 4956, Page 590, in Book 5174, Page 609, in Book 5548, Page 852, in Book 5564, Page 582, in Book 5896, Page 1, in Book 8510, Page 100 and in Instrument No. 201206200053936, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Kenneth Elmore, a married man, by Warranty Deed from Gary B. Gentry, unmarried, dated 12/13/2017 and recorded 12/15/2017, of record in Instrument 201712150127791, Register's Office for Davidson County, Tennessee. Subject property was investment property and never used by Grantor and/or his spouse as marital residence.

Subject to all matters shown on the plat of record in Plat Book 4860, Page 52; Covenants, conditions, easements and restrictions recorded in Book 4956, Page 582, Amendment to Master Deed of record in Book 8510, Page 92, Amendment to By Laws of record in Book 5174, Page 609, Book 5548, Page 852, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement recorded in Book 8035, Page 646, Bylaws and Article I Form of Apartment Administration of record in Book 4956, Page 590, Amendment to By-Laws of record in Book 5896, Page 1, Book 8510, Page 100 and Book 5564, Page 582, Amended and Restated Bylaws and Article I Form of Apartment Administration of record in Instrument 201206200053936 and Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, Page 188, all of record in Register's Office for Davidson County, Tennessee.

File No.: 736866
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: OAR 20216

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 ☒ 216 Harpers Mill Road, 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 26th day of May, 2020..

Kenneth Elmore

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 Kenneth Elmore, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of May, 2020.

Notary Public:
My Commission Expires: 2/11/23

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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