Karen Johnson Davidson County
Batch# 440871 DEEDWARR
07/20/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200720-0079534

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of July, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Georgeann Burns and Herman Carter Harris	SAME AS NEW OWNER	064-12-0A-610.00 CO
(NAME)	(NAME)	
610 Weatherbeaten Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Carolyn Fosbinder and husband, Lawrence Fosbinder,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Georgeann Burns and Herman Carter Harris, joint tenants in common with no rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 610 of Fox Run Condominiums, Second Revision-Part of Section 2 and First Revision-Part of Section 1, a Horizontal Property Regime located on the plat of record in Book 6250, Page 118, Register' s Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CAROLYN FOSBINDER AND HUSBAND, LAWRENCE FOSBINDER, by deed from JILL WINNIE HAWKINS GREER A/K/A JILL HAWKINS GREER, of record in Instrument No. 20190930-0098947 , dated September 27, 2019 , said Register's Office.

This property is __unimproved _X_improved property known as: 610 Weatherbeaten Place, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of July, 2020.

Carolyn Fosbinder

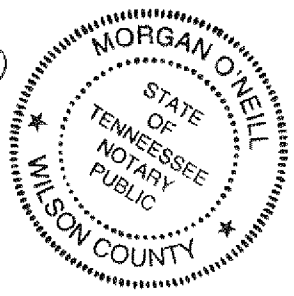
Lawrence Fosbinder

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Fosbinder and Lawrence Fosbinder, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2020.

Notary Public
My Commission Expires: 4-13-2022



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY