THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628265

Karen Johnson Davidson County
Batch# 457432 **DEEDWARR**
08/14/2020 01:33:57 PM 2 pgs
Fees: $13.00 Taxes: $725.20

20200814-0091369

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $196,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner: Robert M. Villa and Kristine J. Villa 716 Blue Brick Place Hermitage TN 37067	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064-12-0A-716.00 CO

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, **Herman Carter Harris, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert M. Villa and Kristine J. Villa, husband and wife and Allison A. Villa, a single woman, as joint tenants with right of survivorship**, ("Grantees"), their 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 Unit No. 716 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 HERMAN CARTER HARRIS, by deed from SHARON A. CRONK, of record in Instrument No. 20170724-0074659 , dated July 20, 2017 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 064-12-0A-716.00 CO .

Matters shown on the Plan of record in Plat Book 6250, page 118, said Register's Office.

Master Deed of record in Book 4956, page 582 and in Book 5535, page 713, corrected in Book 5895, page 516 and Book 5936, page 301 and amended in Book 6370, page 817 and Book 8510, page 95, said Register's Office.

ByLaws of Fox Run Section One of record in Book 4956, page 590, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, Book 5896, page 1, Book 8510, page 100 and Instrument No. 20120620-0053936, said Register's Office.

Utility Easement of record in Book 8035, page 646, said Register's Office.

This is improved property located at 716 Blue Brick Place Hermitage TN 37067

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 12th day of August, 2020.

Herman Carter Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of August, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 29 2022