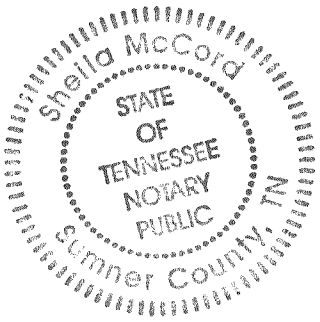
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(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
Colleen Chapman	New Owner	064120A13200CO
(NAME)	(NAME)	
3632 SE Tater Peeler Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 458368 DEEDWARR
08/17/2020 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20200817-0092017

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 **Virginia C. Beatty, a single person,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Colleen Chapman, a married woman and Ray Montgomery**, 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:

Land in Davidson County, Tennessee, being Unit 132, Fox Run, Addition to Section One, as shown on Plat of record in Plat Book 5200, Page 89, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virginia C. Beatty, a single Person by Warranty Deed from Michael Castellarin, Esq., Successor Trustee of Pugh Trust which was formerly designated as T/U/A Dorothy S. Pugh dated December 19, 2006, dated 01/05/2015 and recorded 01/08/2015, of record in Instrument 201501080002174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 4860, Page 52, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 5200, Page 89, in the Register's Office for Davidson County, Tennessee; 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, in the Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 8035, Page 646, in the Register's Office for Davidson County, Tennessee; Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, Page 188, in the Register's Office for Davidson County, Tennessee; 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, Book 5564, Page 582, Register's Office for Davidson County, Tennessee; Amended and Restated Bylaws and Article I Form of Apartment Administration 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.

unimproved ☐

This is improved ☒ 132 Saddle Tree Court, 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 13th day of August, 2020.

Virginia C. Beatty

Virginia C. Beatty

State of Florida
County of Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia C. Beatty, 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 13th day of August, 2020., by means of (✓) physical presence or (✗) online Notarization

Sara R. Pauley

Notary Public: Sara R Pauley
My Commission Expires: 7/22/2023

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

SARA R. PAULEY
MY COMMISSION # GG 357126
EXPIRES: July 22, 2023

202008170092017

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

