THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 528049 DEEDWARR
12/09/2020 11:07:32 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20201209-0143560

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Luke Benjamin Runion<br>201 Lake Ridge Ct.<br>Franklin, TN 37069 | Owner | 052-01-0-213 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brian J. Foley and wife, Julie Foley**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Luke Benjamin Runion, single,**hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1, of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian J. Foley, a married man, by Warranty Deed from Fed Development, LLC, a Tennessee limited liability company, of record on October 6, 2017, at Instrument No. 20171006-0102656, Davidson County Register of Deeds.

This property commonly known as 240 Madison Boulevard, Madison, TN 37115.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and 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.

**Witness my hand, this** 4th **day of** ~~**November**~~ December **2020:**

**Brian J. Foley**

**Julie Foley**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian J. Foley and Julie Foley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of ~~November~~ December, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$240,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 4th DAY OF ~~November~~ December, 2020:

Notary Public

My Commission Expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires