WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Wanda J. Land		064120A13200CO
(NAME)	(NAME)	Karen Johnson Davidson County
132 Saddle Tree Court	New Owner	Batch# 588046 DEEDWARR
(ADDRESS)	(ADDRESS)	03/09/2021 04:04:21 PM 2 pgs
Hermitage, TN 37076		Fees: $13.00 Taxes: $767.75
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210309-0031078

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 **Colleen Chapman, a married woman and Ray Montgomery,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wanda J. Land, an unmarried woman, and Eric Reid McClure, an unmarried man, as tenants in common with rights of survivorship,** 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 Colleen Chapman, a married woman and Ray Montgomery, by Warranty Deed from Virginia C. Beatty, a single woman, filed on August 17, 2020 at Instrument Number 20200817-0092017, Register's Office for Davidson County, Tennessee.

The property described above was never used as the marital residence of either of the Grantors.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; 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 5th day of March, 2021.

Colleen Chapman

Ray Montgomery

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 Colleen Chapman and Ray Montgomery, 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 5th day of March, 2021.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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