Dav. Co. File Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/04 13:09 2pgs
Fees:13.00 Taxes:358.90

20041116-0137520

jtc file no. 17510-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH D.A.Y. OF NOVEMBER, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melody Nivison	Mortgage Lenders of America, LLC	Map 42-11B
(NAME) 307 Plymouth Rock Court	(NAME) 8400 West 110th Street, Suite 130	Parcel 21
(ADDRESS) Madison, TN 37115	(ADDRESS) Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jean Webb LeMay and husband, James A. LeMay**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melody D. Nivison and David W. Nivison, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Apartment Unit No. 307 of the Heritage Village Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989 and further supplemented and amended by instrument of record in Book 6484, Page 287 and further amended in book 9654, page 906 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4758, page 190, and as amended in Book 6484, page 348, Book 9256, page 848 and Instrument No. 20031229-0183195, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of said Unit.

BEING the same property conveyed to Jean Webb, Unmarried, by deed from Elizabeth M. Wolfe, Unmarried, of record in Book 9622, Page 737, Register's Office for Davidson County, Tennessee. Jean Webb having since married and is now known as Jean Webb LeMay.

*20041116 - 0137519

James A. LeMay, husband of Jean Webb LeMay joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property.

Elsa Morris executes this instrument on behalf of Jean Webb LeMay, and husband, James A. LeMay, pursuant to powers granted in a Power of Attorney which appears of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

unimproved ☐

This is improved ☒ property, known as **307 Plymouth Rock Court, Madison, TN 37115**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 our hands this 12th day of November, 2004.

Jean Webb LeMay

Jean Webb LeMay
By: Elsa Morris, Attorney-in-Fact

Elsa Morris, Atty-in-Fact

James A. LeMay
By: Elsa Morris, Attorney-in-Fact

James A. LeMay
Elsa Morris, Atty-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **ELSA MORRIS**, to me known to be the person who executed the foregoing instrument on behalf of **JEAN WEBB LEMAY, and husband, JAMES A. LEMAY**, and acknowledged that she executed the same as the free act and deed of the said **JEAN WEBB LEMAY, and husband, JAMES A. LEMAY**, pursuant to a Power of Attorney which appears of record in Instrument No. ✱, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal, this 12th day of November, 2004.

✱20041116-0137519

Joyce B. Donelue
Notary Public

My Commission Expires: 9-22-07

JOYCE B. DONELUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE