Davidson County DEEDWARR
Recvd: 03/24/06 10:04 3 pgs
Fees:18.00 Taxes:362.60
20060324-0033683

03/17/06 JRR/aw

This instrument prepared by:

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
OLeINDD193

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

WARRANTY DEED

Address New Owner(s) as follows: **TRACY MARTIN, 180 Heritage Trace Drive, Madison, TN 37115**

Name and Address of the person or entity responsible for payment of real property taxes: New Owner

Map/Group/Parcel No. **042 11 0B 11.00**, Field Book No. **11D-93562**

For and in consideration of the sum of Ninety Eight Thousand+00/100 ($98,000.00) **DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I, **KATHY SUZANNE SIMS**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey to **TRACY MARTIN, unmarried, her** heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property known as **180 Heritage Trace Drive, Madison, Davidson County, Tennessee 37115.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **TRACY MARTIN, unmarried, her** heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein. Grantor further covenants and binds herself/her heirs and representatives, to warrant and forever defend the title to said land to the said

Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22 day of March 2006.

Kathy Suzanne Sims

KATHY SUZANNE SIMS

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **KATHY SUZANNE SIMS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of March 2006.

Darlene Short Notary Public

My commission expires 11-25-07

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer, is $98,000.00.

Janet Smith Affiant

Subscribed and sworn to before me this 22nd day of March 2006.

Notary Public

My commission expires

ERIN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

EXHIBIT A

Map/Parcel No. **042 11 0B 111.00**
Field Book No. **11D-93562**
180 Heritage Trace Drive,
Madison TN 37115

Land in **Davidson** County, Tennessee, being Apartment Unit No. **180** of 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, Register's Office for **Davidson** County, Tennessee, 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 **KATHY SUZANNE SIMS** by Executrix' Deed from **Kathy Suzanne Sims, Personal Representative of the Estate of James E. Phillips, deceased**, as shown of record as Instrument No. 20060324-0033682, Register's Office for **Davidson** County, Tennessee.