WARRANTY DEED

RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Connie A Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires:
Aug. 22, 2011

BILL GARRETT, Davidson County
Trans:T20090081291 DEEDWARR
Recvd: 12/02/09 09:56 2 pgs
Fees:13.00 Taxes:333.00
20091202-0110134

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie A. Gray	PrimeLending	034-03-O-B - 802.00CO
(NAME) 802 Churchill Crossing	(NAME) 18111 Preston Rd, Suite 900	
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/I, Dora A. Jones** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Connie A. Gray, a single woman** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit. :

A certain condominium located in Davidson County, Tennessee, being Unit No. 802 of Churchill Crossing Condominiums, a Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Churchill Crossing Condominiums, of record in Book 7792, page 915, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 reigme and buildings thererof; said Unit being depicted on Exhibit "A & B" to said Master Deed; together with a percentage interest in the common elements and voting perce
ntage as set forth in Exhibit "C, Section 6 of ByLaws" to said Master Deed. Said Master Deed subject to Amendment to the Master Deed of Churchill Crossing Condominiums recorded in Book 7804, page 616, Second Amendment to the Master Deed of Churchill Crossing Condominiums recorded in Book 7845, page 540, Third Amendment to the Master Deed of Churchill Crossing Condominiums recorded in Book 10635, page 110, Fourth Amendment to the Master Deed of Churchill Crossing Condominiums recorded in Book 10996, page 199 and Fifth Amendment to the Master Deed of Churchill Crossing Condominiums recorded as Instrument No. 20050829-0103075, said Register's Office.

Being the same property conveyed to Dora A. Jones, unmarried, by deed from William D. Castleman, Trustee with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries, of record in Instrument Number 20060802-0093803, in the Register's Office for Davidson County, Tennessee, dated July 31, 2006.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 802 Churchill Crossing, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of November, 2009.

Dora A. Jones 11-30-09

Dora A. Jones

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Dora A. Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Dora A. Jones , executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2009.

Commission expires: 11-20-2011

Darlene Edwards

Notary Public

DARLENE EDWARDS ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC