15253
38266

STATE OF TENNESSEE }
COUNTY OF Rutherford }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Opaul Davis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF January, ~~2009~~ 2010

Anthony Ellis
NOTARY PUBLIC

My Commission expires: 9-17-11

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09120013

Hank S. Lindahl

Address of New Owner
Opaul Davis
150 Heritage Trace Drive
Madison, TN 37115

Send Tax Bills To:
Guaranty Trust
316 Robert Rose Drive
Murfreesboro, TN 37129

Tax Information:
042 11 0B 126

Davidson County DEEDWARR
Recvd: 02/02/10 10:55 3 pgs
Fees:18.00 Taxes:410.70
20100202-0008255

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Hank S. Lindahl,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Opaul Davis, unmarried** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Apartment Unit No. 150 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Book 4758, page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and in Book 6380, Page 989, Book 6418, page 478, supplemented and amended by Instrument of record in Book 6484, Page 287, Book 9256, Page 848, Instrument No. 20031229-0183195, and Instrument No. 20040804-0093767, 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 of 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 such Unit.

Being the same property conveyed to Hank S. Lindahl by deed from Charlotte A. Gooch and Thomas R. Alexander, dated 02/09/2005 at Instrument Number 20050211-0016159, Register's Office of Davidson County, Tennessee.

This is improved property generally located:
150 Heritage Trace Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2010 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. 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 and Charter for the administration thereof; and is 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 and options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws of record in Book 4758, page 179 as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989 and Supplemented at Book 6484, page 287, and in Instrument Number 20040804-0093767 Register's Office for Davidson County, Tennessee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Hank S. Lindahl** has/have caused this instrument to be executed, this the 29 day of Jan, 2009

Hank S. Lindahl

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Hank S. Lindahl,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 29 day of Jan, 2009.

My commission Expires: 10/20/10

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY