WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

Deanie L. Gregory, Atty. **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph Moore	Ralph Moore	042110B05900CO
(NAME)	(NAME)	
615 ColonyTrace Drive	615 Colony Trace Drive	
(ADDRESS)	(ADDRESS)	
Madison , TN 37115	Madison , TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100064798 DEEDWARR
Recvd: 10/13/10 11:40 2 pgs
Fees:13.00 Taxes:167.43
20101013-0081990

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, Betty R. Colthrap, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Moore, 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. 615, 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; Book 9654, Page 906 and in 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 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 such unit.

Being the same property conveyed to Betty R. Coltharp from Cumberland Development Corporation of Mississippi, Inc., by Warranty Deed of record in Book 6910, Page 539, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE TERMS AND CONDITIONS OF A MASTER DEED OF RECORD IN BOOK 4758, PAGE 179; AMENDED IN BOOK 4808, PAGE 829; BOOK 5102, PAGE 383; BOOK 6380, PAGE 989 AND FURTHER SUPPLEMENTED AND AMENDED IN BOOK 6484, PAGE 287; BOOK 9654, PAGE 906 AND IN INSTRUMENT NO. 20040804-0093767, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HERITAGE VILLAGE CONDOMINIUMS SET FORTH AS EXHIBIT "A" TO THE ABOVE SUPPLEMENT AND AMENDMENT TO MASTER DEED AND SUBJECT TO BY-LAWS FOR HERITAGE VILLAGE HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 9256, PAGE 848 AND IN INSTRUMENT NO. 20031229-0183195, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 615 Colony Trace Drive, 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 my hand this 12th day of October, 2010.

Betty R. Coltharp
Betty R. Coltharp

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of October, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Betty R. Coltharp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

