RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110300061

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110018758 DEEDWARR
Recvd: 03/31/11 10:12 2 pgs
Fees:13.00 Taxes:436.60
20110331-0024688

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
29th day of MARCH, 2011

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~MY COMMISSION EXPIRES:~~
September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Irene Maxwell **101 Heritage Trace Drive** **Madison, TN 37115**	**SAME**	**042-11-OB-001.00 CO**

FOR AND IN 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,

Sheron Wilee Ford, Executrix of the Estate of Gladys Wilee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joyce Irene Maxwell

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:

LAND in Davidson County, Tennessee, being Apartment Unit No. 101 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, Book 6380, Page 989, and further supplemented and amended in Book 6484, Page 287, Book 9654, Page 906, and Instrument Number 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 to the plat of Hermitage Village Condominiums and set forth as Exhibit "A" of Amendment to the Master Deed of record in Book 9654, Page 906, said Register's Office for a more complete identification and description of such Unit.

BEING the same property conveyed to Gladys R. Wilee by Warranty Deed from Kirby Clifton, dated 12/13/96 and recorded 12/17/96 in Book 10292, Page 513, Register's Office for Davidson County, Tennessee. The said Gladys R. Wilee having since died on September 21, 2010, leaving a will probated in Case No. 10P1800, Probate Court for Davidson County, Tennessee naming Sheron Wilee Ford as Executrix.

Sheron Wilee Ford executed this instrument in her capacity as Executrix of the Estate of Gladys R. Wilee.

This is improved (X) property known as **101 Heritage Trace Drive, Madison, TN 37115**
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 29th day of MARCH, 2011.

The Estate of Gladys Wilee

Sheron Wilee-Ford

By: Sheron Wilee Ford, Executrix

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STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Sheron Wilee Ford with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix of the Estate of Gladys the within named bargainor, , and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Sheron Wilee Ford as such Executrix.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of March, 2011.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014