BILL GARRETT, Davidson County
Trans:T20110067823 DEEDWARR
Recvd: 10/28/11 15:39 3 pgs
Fees:18.00 Taxes:516.15
20111028-0084242

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 3205
Box #26B
#11-10-14053

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Melvin D. Fowler and Kevin Leon Preston 176 Heritage Trace Drive Madison, TN 37115	New Owner	Map 042-11-O-B Parcel 028.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. This deed has been prepared without a title examination and no title examination has been furnished to the preparer by the parties. 26B		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Charles D. Williamson, unmarried, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Melvin D. Fowler, unmarried and Kevin Leon Preston, unmarried, as joint tenants with right of survivorship and not as tenants in common (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being an apartment Unit No. 176 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 6360, 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 Exhibit "A" of said supplement and amended to the Master Deed, for a more complete identification and description of such unit.

Being the same property to conveyed to Charles D. Williamson by Warranty Deed from Barbara J. Rauschengerger, of record in Instrument 20111028-0082567 said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 176 Heritage Trace Drive, Madison, Tennessee 37115

This conveyance is subject to the following:

1. Restriction and Easements of record.
2. Any and all matters appearing on the Plan of record in Book 4758, Page 179, amended in Book 4808, Book 5201, page 383, Book 6360, Page 989 and in Book 6484, Page 287, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $139,500.00
(
(
(Subscribed and sworn to before me
(this 24th day of October, 2011.
(
(
(Notary Public
(My Commission Expires: _____
(

ROBERT JOHN PALESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of October, 2011.

Charles D. Williamson

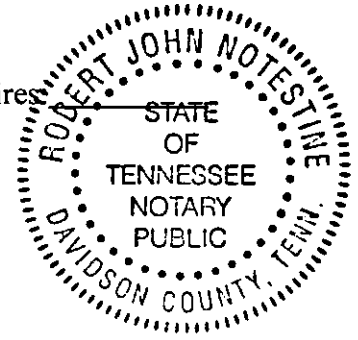
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Charles D. Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that He executed the foregoing instrument.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of October, 2011.

Notary Public

My Commission Expires:



My Commission Expires MAY 6, 2013