WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110079410 DEEDWARR
Recvd: 12/15/11 11:45 2 pgs
Fees:13.00 Taxes:360.75
20111215-0097756

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Hazlett	John A. Hazlett	042110B08900 CO
(NAME) 400 Columbus Trace Court	(NAME) 400 Columbus Trace Court	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20111426

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, **I, GARY A. MYERS, SUCCESSOR TRUSTEE OF THE LLOYD C. MYERS AND MARY B. MYERS JOINT REVOCABLE LIVING TRUST**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JOHN A. HAZLETT AND KATHRYN L. HAZLETT, HUSBAND AND WIFE**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Apartment No. 400 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, as amended in Book 4808, page 829, Book5102, page 383 and book 6380, 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 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 said unit.

BEING all of the same property conveyed to Mary B. Myers, Trustee of the Lloyd C. Myers and Mary B. Myers Joint Revocable Living Trust by Deed from Mary B. Myers, a widow, dated August 18, 2006 and filed of record in Instrument 20060824-0104909, Register's Office for Davidson County, Tennessee. Mary B. Myers is unable to act as Trustee, therefore, Gary B. Myers is acting as Successor Trustee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime and By-Laws of record in Book 4758, page 179, as amended in Book 4808, page 829, further amended in Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195, and Instrument 20040804-0093767, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 400 Columbus Trace Court, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 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 my hand this 9th day of December, 2011.

Gary A. Myers, Successor Trustee of the Lloyd C. Myers and Mary B. Myers Joint Revocable Living Trust

By: Gary A. Myers

Gary A. Myers, Successor Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, a Notary Public in and for said State and county, duly commissioned and qualified, personally appeared Gary A. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Successor Trustee of the Lloyd C. Myers and Mary B. Myers Joint Revocable Living Trust, the within named bargainor, a Trust, and that he as such Successor Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained, on behalf of the Lloyd C. Myers and Mary B. Myers Joint Revocable Living Trust.

Witness my hand and official seal this 9th day of December, 2011.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs

Notary Public