BILL GARRETT, Davidson County
Trans:T20120028944 DEEDWARR
Recvd: 04/20/12 10:42 2 pgs
Fees:13.00 Taxes:360.75
20120420-0033929

STATE OF Tennessee
COUNTY OF Davidson

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

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2012.

_____
Notary Public
MY COMMISSION EXPIRES: 3/30/16
File No. G12-4157D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carolyn Wyatt, unmarried (NAME)	Franklin American Mortgage Company (NAME)	42-11-B-51 CO
411 Columbus Trace Court (STREET ADDRESS)	501 Corporate Centre Drive Suite 400 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bonnie L. Cassetty and Tom Cassetty, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn Wyatt, unmarried,** 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 Number 411 of the Heritage Village Condominiums created under Title 66, Section 66-27-101 et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, and as 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, 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. Referenced Exhibit "B" 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 Bonnie L. Cassetty and Tom Cassetty from Bonnie L. Cassetty, as Executrix of the Estate of Marshall L. Ragan, by Quit Claim Deed dated August 30, 2005, as Instrument No. 20050920-0112821, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 4758, page 179, Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287,

Book 9654, page 906, Book 9256, page 848, Instrument No. 20031229-0183195, and Instrument No. 20040804-0093767, and in any allied instrument(s) referred to in said restrictions.

3. Charter of Homeowner's Association of record in Book 6418, page 478, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 411 Columbus Trace Court, 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. Whenever 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/our hand(s) this 19th day of April, 2012.

Bonnie L. Cassetty — April 19, 2012 Date

Tom Cassetty — April 19, 2012 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bonnie L. Cassetty and Tom Cassetty, the bargainor(s), 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.

Witness my hand and official seal, this 19th day of April, 2012.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066