BILL GARRETT, Davidson County
Trans:T20120072989 DEEDWARR
Recvd: 09/27/12 10:44 2 pgs
Fees:13.00 Taxes:314.50

20120927-0087993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Instrument Prepared By
and Return to:
Ronald D. Harding
700 New Providence Lane
Madison, TN 37115

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Ronald D. Harding
Affiant

Subscribed and sworn to before me, this 24th day of September, 2012.

Mary Ann Bell
Notary Public

My Commission Expires: Nov 4, 2013

Mary Ann Bell
State of Tennessee
Notary Public
Davidson County

Map 42-11B
Parcel 76
11D 93527

Address New Owners As Follows:
Ronald D. Harding and wife, Sue Harding
and Sherri DeRoos
259 Mayflower Lane North
Madison, Tennessee 37115

Send Tax Bills To:
Ronald D. Harding
700 New Providence Lane
Madison, Tennessee 37115

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Billie Jean Padgett, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Ronald Harding, Sue Harding, and Sherri DeRoos, or the survivor, hereinafter called the Grantees, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Apartment Unit No. 259 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, Register's Office for Davidson County, Tennessee. Together with an undivided percentage interest in the Common Elements appurtenent to said Unit as set forth in the 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 Billie Jean Padgett by Quitclaim Deed from Charles Michael Padgett, and recorded in the Registers Office of Davidson County, Tennessee as Instrument No. 20020903-0105706.

This is improved property known as 259 Mayflower Lane, North, Madison, Tennessee 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 I, Grantor, do covenant with the said Grantees that I am lawfully seized and possessed of said land in the 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.

Witness my hand this 27th day of September, 2012.

Billie Jean Padgett

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 Billie Jean Padgett, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee on this 27th day of September, 2012

Notary Public

Mary Ann Bess
State of Tennessee Notary Public
Davidson County

My Commission Expires: Nov 4, 2013