File No. 20130045

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130028472 DEEDWARR
Recvd: 04/08/13 14:32 2 pgs
Fees: 13.00 Taxes: 262.70
20130408-0034592

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Cole	United Community Bank-Paunee	042-11-0B-135.00 CO
(NAME)	(NAME)	
132 Heritage Trace Drive	619 Fifth Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Paunee, IL 62538	
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, WE, Janet Smithson Floyd, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald D. Cole and Kristine M. Cole, 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:

LAND in Davidson County, Tennessee, being Apartment Unit No. 132 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 & By-Laws 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, and amendment to By-Laws in Book 9256, Page 848 and Instrument No. 20031229-0183195, 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 of record in Book 6484, Page 287, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Janet Smithson Floyd by Quitclaim Deed from Joe C. Smithson and wife, Vivian R. Smithson, dated 8/9/88 and recorded 8/9/88 in Book 7622, Page 579; and being the same property previously conveyed to Joe C. Smithson and wife, Vivian R. Smithson, by Warranty Deed from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture, dated 5/24/88 and recorded 5/25/88 in Book 7552, Page 465, Register's Office for Davidson County, Tennessee.

Subject to all matters on the plat of record set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed of record in Book 6484, Page 287; all matters contained in Master Deed & By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906, and Instrument Number 20040804-0093767, and amendment to By-Laws in Book 9256, Page 848 and Instrument No. 20031229-0183195; Charter in Book 6418, Page 478: Sanitary Sewer Easements of record in Book 4675, Page 46 and Book 5515, Page 982; Easement Exception of record in Book 5084, Page 580; and Stormwater Detention Agreement of record in Book 6979, Page 521, all of the Register's Office for Davidson County, Tennessee.

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unimproved ☐

This is improved ☒ property, known as 132 Heritage Trace Drive, 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 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 my hand this 5th day of April, 2013.

Janet Smithson Floyd

Janet Smithson Floyd

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Smithson Floyd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2013.

Commission expires:

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Rebecca Campbell

Notary Public