Vanderpool, Pearman, & Drummright
258 Seaboard Lane, Suite G-104
Franklin, TN 37067

ADDRESS NEW OWNERS and
SEND TAX BILLS:

PAULA MUSGRAVE
1011 Heritage Dr.
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130066941 DEEDWARR
Recvd: 08/05/13 12:57 3 pgs
Fees:18.00 Taxes:314.13
20130805-0081694

MAP PARCEL NUMBER:
42 - 11 - A - 11.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **VOLENA MARGARET ERWIN LEE and MARY JEAN ERWIN,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **PAULA MUSGRAVE, a single woman,** hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

A part of Heritage Village Condominium tract as shown in Plat Book 4715, page 59, of the Register's Office for Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 1011 on the said section plat together with the carport designated number 1011, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, of the Register's Office of Davidson County, Tennessee, as amended in Book 4808, page 829, of the Register's Office for Davidson County.

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the Parties of the Second Part do assume and agree to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to Thomas E. Erwin and wife, Emojene H. Erwin, by deed recorded May 15, 1978 in Book 5285, Page 844, Register's Office for Davidson County, Tennessee. Thomas E. Erwin having died on October 20, 1982. Emojene H. Erwin died on March 22, 2013, leaving a Will of record in Docket No. 2013PR-197, which left her real estate to the Grantors herein.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

This is improved property known as 1011 Heritage Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 26 day of July, 2013.

Volena Margaret Erwin Lee — Mary Jean Erwin

VOLENA MARGARET ERWIN LEE — MARY JEAN ERWIN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, VOLENA MARGARET ERWIN LEE, the within named bargainor 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 at office this 26 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, MARY JEAN ERWIN, the within named bargainor 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 at office this 26 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
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STATE OF TENNESSEE
COUNTY OF SUMNER

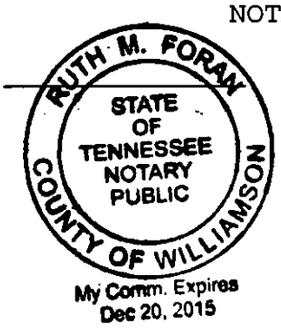
The actual consideration or value, whichever is greater for this transfer is $84,900.00.

Paula Mings
AFFIANT

Subscribed to and sworn before me, this the 31st day of July, 2013.

Ruth M. Foran
NOTARY PUBLIC

My Commission Expires:



TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989