Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130084610 DEEDWARR
Recvd: 10/01/13 10:22 2 pgs
Fees:13.00 Taxes:377.40
20131001-0102766

13-1-305

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of September, 2013 by and between Mary Jo McKelvey, unmarried hereinafter referred to as GRANTOR, and Roger K. Grayson and Carol S. Grayson, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Madison, County of Davidson, State of Tennessee, more particularly described as follows:

A part of Heritage Village Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4955, at page 55, of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

Unit No. 1022 on the said section plat together with the carport designated number 1022, a family unit type D, 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 of Davidson County, and as further amended in Book 5102, page 383, Register's Office of Davidson County, Tennessee;

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.

Being the same property conveyed to Mary Jo McKelvey by Condominium Unit Deed from David L. Pollack, Trustee, dated July 20, 1977, recorded July 21, 1977, of record in Book 5173, page 942, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1022 Heritage Dr., Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary Jo McKelvey

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Mary Jo McKelvey, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 24th day of September, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Roger K. Grayson and Carol S. Grayson
1022 Heritage Dr.,
Madison, TN 37115

Send Tax Statements to:
SAME AS NEW OWNER

Map & parcel 042110A02200CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $102,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of September, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-305