BILL GARRETT, Davidson County
Trans:T20130094788 DEEDWARR
Recvd: 11/06/13 10:20 3 pgs
Fees:18.00 Taxes:295.63
20131106-0115059

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2013.

Notary Public
MY COMMISSION EXPIRES:
File No. 13-7770D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin Bass, married (NAME)	Academy Mortgage Corporation (NAME)	42 11A 1.00
1001 Heritage Drive (STREET ADDRESS)	1220 East 7800 South (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Sandy, UT 84094 (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, **Amy C. Gideon and David Dipersio, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Bass and Clara Elia Tapia-Bass, 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:

Unit No. 1001, on the said section plat together with the carport designated number 1001, a family unit type No. E, 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.

BEING the same property conveyed to Amy C. Gideon from Madeline M. Dickens, an unmarried person, by Deed dated March 30, 2001, as Instrument No. 20010403-0031879, 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERITAGE VILLAGE CONDOMINIUMS, as recorded in Plat Book 4460, Page 110, Plat Book 4675, Page 46, and Book 5200, Page 166, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©.

2. Charter of Heritage Village Homeowners Association recorded in Book 6418, Page 478, Register's Office for Davidson County, Tennessee.

3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HERITAGE VILLAGE Condominium of record in Book 4578, Page 179, as amended by instrument of record in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9256, Page 848 and Instrument Nos. 20031229-0183195 and 20040804-0093767;

also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements no or hereafter established over, through or upon the land embracing the regime and building thereon.

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

The 2013 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 1001 Heritage Drive, 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 28th day of October, 2013.

Amy C. Gideon — October 28, 2013 Date

David Dipersio — October 28, 2013 Date

STATE OF Tennessee

COUNTY OF Davidson

SUMNER COUNTY TRUDY T. KELLY NOTARY PUBLIC STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy C. Gideon, 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 28th day of October, 2013.

My Commission Expires: 9/12/14

Notary Public

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 David Dipersio, 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 28th day of October, 2013.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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Amy C. Gideon — October 28, 2013 Date

David Dipersio — October 28, 2013 Date

STATE OF Tennessee

COUNTY OF Davidson }

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My Commission Expires:_____ Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

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Witness my hand and official seal, this 28th day of October, 2013.

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