MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130096522 DEEDWARR
Recvd: 11/13/13 08:32 2 pgs
Fees: 13.00 Taxes: 283.05

20131113-0117018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne H. Dalton, unmarried	Greentree Mortgage Company (NAME)	042110A05600CO
1066 Heritage Drive (ADDRESS)	301 Kilmayne Drive #104 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cary, NC 27511 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Frances M. Santini, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dianne H. Dalton, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY BEING A PART OF HERITAGE VILLAGE CONDOMINIUM TRACT AS SHOWN PER PLAT MADE OF RECORD IN PLAT BOOK 4955, AT PAGE 55, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE PART HEREBY CONVEYED BEING:

UNIT NO. 1066 ON THE SAID SECTION PLAT TOGETHER WITH THE CARPORT DESIGNATED NUMBER 1066, A FAMILY UNIT TYPE NO. A, 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, RECORDING IS IN BOOK 4758, PAGE 179, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED IN BOOK 4808, PAGE 829, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND AS FURTHER AMENDED IN BOOK 5102, PAGE 383, REGISTER'S OFFICE FOR SAID 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 EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE LAND AND GENERAL COMMON ELEMENTS.

BEING THE SAME PROPERTY CONVEYED TO ADA M. ZIMMERLE AND FRANCE M. SANTINI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM ELIZABETH D. WALLS, UNMARRIED, OF RECORD IN BOOK 8783, PAGE 206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO FRANCES M. SANTINI BY QUITCLAIM DEED FROM ADA M. ZIMMERLE, OF RECORD BY INSTRUMENT NO. 20080814-0083750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1066 Heritage 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

WARRANTY DEED
(Continued)

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/our hand(s) this 8th day of November, 2013.

Frances M. Santini

Frances M. Santini

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances M. Santini, married, the herein 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 the 8th day of November, 2013.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072