

BILL GARRETT, Davidson County
Trans:T20140060109 DEEDWARR
Recvd: 08/15/14 09:40 2 pgs
Fees:13.00 Taxes:395.90



20140815-0073829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Gladys M. Benton
Affiant

Subscribed and sworn to before me, this 14TH DAY OF AUGUST, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

WARRANTY DEED

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
Gladys M. Benton, an unmarried woman	First Community Mortgage, Inc. (NAME)	042110B00500CO
109 Heritage Trace Drive (ADDRESS)	245 Heritage Park Drive (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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 Connie B. Bush, Trustee of the Bush Family Revocable Living Trust Agreement dated September 17, 2007, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gladys M. Benton, an unmarried woman, 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, TENNESSEE, BEING APARTMENT UNIT NO. 109 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 OF RECORD IN BOOK 4758, PAGE 179, AND AMENDED IN BOOK 4808, PAGE 829; BOOK 5102, PAGE 383 AND BOOK 6380, PAGE 989 AND FURTHER SUPPLEMENTED AND AMENDED BY INSTRUMENT OF RECORD IN BOOK 6484, PAGE 287 AND FURTHER AMENDED IN BOOK 9654, PAGE 906 AND INSTRUMENT NO. 20040804-0093767, 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 AT EXHIBIT "A" OF AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 9654, PAGE 906, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO WARNER L. BUSH AND WIFE, CONNIE B. BUSH BY WARRANTY DEED FROM KIRBY CLIFTON, DATED 11/21/1996, RECORDED ON 11/25/1996, IN BOOK 10269, PAGE 234, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY FURTHER CONVEYED TO WARNER L. BUSH AND CONNIE B. BUSH, CO-TRUSTEES OF THE BUSH FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED SEPTEMBER 17, 2007 BY QUITCLAIM DEED FROM WARNER L. BUSH AND WIFE, CONNIE B,. BUSH, FILED OF RECORD ON 09/26/2007, IN INSTRUMENT NO. 20070926-0114512, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID WARNER L. BUSH HAVING SINCE DECEASED, LEAVING CONNIE B. BUSH, TRUSTEE.

2014 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

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

unimproved ( )
This is improved (X) property, known as 109 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

WARRANTY DEED
(Continued)

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 14th day of August, 2014.

BUSH FAMILY REVOCABLE LIVING TRUST
AGREEMENT

Connie B. Bush Trustee
Connie B. Bush, Trustee

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 Connie B. Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Bush Family Revocable Living Trust Agreement, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 13th day of August, 2014.

Mary Birthright
Notary Public
My Commission Expires: 11-5-15

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

