BILL GARRETT, Davidson County
Trans:T20150002103 DEEDWARR
Recvd: 01/09/15 09:57 2 pgs
Fees:13.00 Taxes:388.50
20150109-0002462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 105,000.00

Affiant

Subscribed and sworn to before me, this day of December, 2014.

Notary Public

My commission expires: 11-13-18

TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
BEVERLY PARHAM

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CONNIE S. RAMSEY	NEW OWNER	**042110B05800CO**
613 COLONY TRACE DR		
MADISON, TN 37115		

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 HEREBY ACKNOWLEDGE, WE,

A & G PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CONNIE S. RAMSEY, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 613 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, 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 as Exhibit B of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

BEING THE SAME PROPERTY CONVEYED TO A & G PROPERTIES, LLC, BY WARRANTY DEED FROM MICHELLE DAWN MCCORMACK, MARRIED, DATED 05/13/2014 AND RECORDED ON 05/16//2014 IN INSTRUMENT NUMBER 20140516-0042121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO MICHELLE DAWN MCCORMACK, MARRIED, BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., DATED 05/13/2014 AND RECORDED ON 05/16/2014 IN INSTRUMENT NUMBER 20140516-0042119, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, DC., BY SPECIAL WARRANTY DEED FROM

BANK OF AMERICA, N.A., DATED 01/09/2014 AND RECORDED ON 03/03/2014 IN INSTRUMENT NUMBER 20140303-0017568, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, DATED 09/05/2013 AND RECORDED ON 09/11/2013 IN INSTRUMENT NUMBER 20130911-0095686, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO WILLIAM KANE, UNMARRIED, BY DEED FROM FRANCIS J. BURNETT, UNMARRIED, DATED 02/25/1994 AND RECORDED ON 03/04/1994 IN BOOK 9268, PAGE 13, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 613 COLONY TRACE DR, 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 in 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 19th day of December, 2014.

A & G PROPERTIES, LLC

12/19/14

KYLE ALLEN, PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KYLE ALLEN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a partner of A & G PROPERTIES, LLC. And that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing on behalf of A & G PROPETIES, limited liability company, as authorized so to do.

Witness my hand, at office, this 19th day of December, 2014.

BEVERLY PARHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 11-13-18