STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-1042D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20150014979 DEEDWARR
Recvd: 03/02/15 11:39 2 pgs
Fees: 13.00 Taxes: 198.51
20150302-0017716

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard Block (NAME)	New Owner (NAME)	42-11-A-46 CO
1046 Heritage Drive (STREET ADDRESS)	1150 Shelton Ave (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville TN 37216 (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, **Judy D. Montgomery**, unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Block**, married, 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 part of Heritage Village Condominium tract as shown per plat made Exhibit One hereto of record in Book 4955, page 55, of the Register's Office for Davidson County, Tennessee; the part hereby conveyed being: Unit No. 1046 on the said section plat together with the carport designated number 1046, a family unit type No. A, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to HERITAGE VILLAGE CONDOMINIUMS, SECTION ONE, 2ND ADDITION including the plan and the Administrative By-Laws, thereunto attached and exhibited, recorded in Book 4758, page 179, said Register's Office and as amended in Book 4808, page 829, said Register's Office and as further amended in Book 5102, page 383, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Judy D. Montgomery from George Montgomery and wife, Bert Montgomery, by Quit Claim Deed dated October 7, 1998, in Book 11150, Page 214, 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. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land

embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, Section One, 2nd Addition and recorded in Book 4758, page 179, Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195, and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee.

3. Bylaws of record in Book 4758, page 179, Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195, and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee.

4. Subject to all matters show on the boundary plat as recorded in Book 4460, page 110, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 6418, page 478, Register's Office for Davidson County, Tennessee.

6. Transmission line Easement as recorded in Book 3573, page 343, Register's Office for Davidson County, Tennessee.

The 2014 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 1046 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 26th day of February, 2015.

Judy D. Montgomery

February 26, 2015
Date

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 Judy D. Montgomery, 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 26th day of February, 2015.

My Commission Expires: 3/27/18

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