BILL GARRETT, Davidson County
Trans:T20150030737 DEEDWARR
Recvd: 04/23/15 09:57 2 pgs
Fees:13.00 Taxes:277.50
20150423-0036328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Katie M. Payne
Affiant

Subscribed and sworn to before me, this 22ND DAY OF APRIL, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Katie M. Payne, a single woman	Lending Hand Mortgage, LLC (NAME)	042110A05500CO
1301 Neelys Bend Road (ADDRESS)	116 East Cedar Street (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 Mary Louise Bridges, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Katie M. Payne, a single 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 A PART OF HERITAGE VILLAGE CONDOMINIUM TRACT AS SHOWN PER PLAT MADE EXHIBIT ONE HERETO OF RECORD IN BOOK 4955, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY, THE PART HEREBY CONVEYED BEING:

BEING UNIT NO. 1065 OF THE SAID SECTION PLAT TOGETHER WITH THE CARPORT DESIGNATED NUMBER 1065 A FAMILY UNIT TYPE NO. SHOWN 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, OF RECORD IN BOOK 4758, PAGE 179, AND AMENDED IN BOOK 4808, PAGE 829, AND FURTHER AMENDED IN BOOK 5102, PAGE 383, AND SUPPLEMENTED AND AMENDED IN BOOK 6380, PAGE 989, AND BOOK 6484, PAGE 287, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MARY LOUISE BRIDGES BY DEED FROM FAY BENSON-WEAVER AND GEORGIA B. EVERETT, OF RECORD BY INSTRUMENT NO. 20021104-0135331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BRENTEN BRADLEY BRIDGES EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MARY LOUISE BRIDGES, PURSUANT TO GENERAL DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150423-0036327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1065 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 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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of April, 2015.

Mary Louise Bridges by Brenten Bradley Bridges, her Attorney-in-Fact

Mary Louise Bridges by Brenten Bradley Bridges,
her Attorney-in-Fact

State of Tennessee
County of Davidson

On this 22nd of April, 2015, before me, a Notary Public, in and for said County and State, personally appeared Brenten Bradley Bridges to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Louise Bridges, acknowledged that such persons executed the same as the free act and deed of the said Mary Louise Bridges.

Witness my hand and seal, this 22nd day of April, 2015.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

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