File No. 155121

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/15 14:16 3 pgs
Fees:18.00 Taxes:364.45
**20150604-0052460**

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Samantha Frances Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 03/26/2017

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ana Patricia Valladares, Trustee of the F-Z Family Irrevocable Trust | Ana Patricia Valladares, Trustee of the F-Z Family Irrevocable Trust | |
| (NAME) | (NAME) | |
| 268 Mayflower Lane N | 268 Mayflower Lane N | 042-11-0B-062.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | Madison, Tennessee 37115 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SAMANTHA FRANCES BLACKBURN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANA PATRICIA VALLADARES, TRUSTEE OF THE F-Z FAMILY IRREVOCABLE TRUST U/A/D MARCH 26, 2015**, HEREINAFTER CALLED THE GRANTEE(S), 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 Apartment Unit No. 268 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 & By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, and further supplemented and amended in Book 6484, Page 287, Book 9654, Page 906, and Instrument Number 20040804-0093767, and amendment to By-Laws in Book 9256, Page 848 and Instrument Number 20031229-0183195, 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 "A" of said Supplement and Amendment to the Master Deed of record in Book 6484, Page 287 and As-Built Plat in Book 6630, Page 247, said Register's Office, for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Samantha Frances Blackburn by Quitclaim Deed from Rogelio Medina, Jr. (pursuant to terms of Final Decree of Divorce, Docket No. 14D2364 filed 1/13/15 in the Third Circuit Court for Davidson County, Tennessee), said Quitclaim Deed being dated 3/23/15 and recorded 5/14/15 in Instrument Number 20150514-0044414; and the same property previously conveyed to Samantha**

**F. Blackburn, an unmarried person, by Warranty Deed from Glenn (incorrectly typed Glen) Carter and Sharon B. Carter, husband and wife, dated 2/28/02 and recorded 3/12/02 in Instrument Number 20020312-0031053, Register's Office for Davidson County, Tennessee.**

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all matters on the plat of record set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed of record in Book 6484, Page 287 and As-Built Plat in Book 6630, Page 247, Register's Office for Davidson County, Tennessee; (3) all matters contained in Master Deed and By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906, and Instrument Number 20040804-0093767, and amendment to By-Laws in Book 9256, Page 848 and Instrument Number 20031229-0183195, Register's Office for Davidson County, Tennessee; (4) Charter of Incorporation of homeowner's association, of record in Book 6418, page 478, Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer Easement of record in Book 5515, Page 982, Register's Office for Davidson County, Tennessee; (6) Storm Water Detention Agreement of record in Book 6979, Page 521, Register's Office for Davidson County, Tennessee; and, (7) all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 268 Mayflower Lane N, Madison, Tennessee 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of June, 2015.

Samantha Frances Blackburn

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named SAMANTHA FRANCES BLACKBURN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of June, 2015.

Commission expires:
03/26/2017

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

# True Copy Certification

I, Dolly T. Peay, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly T. Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: 08/27/2018

TIFFANY L. SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY