WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/15 09:43 2 pgs
Fees:13.00 Taxes:194.25
20150624-0060374

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$52,500.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2015.

Notary Public

My commission expires: 7.3.17

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Number:
Patty Cole	Patty Cole	**086110A07000CO**
407 Raintree Pl	407 Raintree Pl	
Hermitage, TN 3707	Hermitage, TN 37076	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JEFFREY R. MAYS

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

PATTY COLE, 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:

A certain Condominium apartment in Davidson County, Tennessee, described as Unit No. 4, Building 10, Garage No. 10-4-G, Phase 2 and 2-A of Hermitage Woods, a Condominium, a Horizontal Property Regime, located on Rockwood Drive Davidson County, Tennessee, as shown on the plat of Hermitage Woods Condominiums, Condominium apartments, recorded in Plat Book 4860, pages 62-64, said Register's Office, and described in a Master Deed recorded in Book 4753, page 140, as amended in Book 4980, page 378, Book 5165, page 781, and in Book 5172, page 77, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sylvia G. Mays, unmarried, by deed from Richard Earl Hamilton and wife, Margie Jean Santi, of record in Book 9294, page 465, dated March 29, 1994, said Register's Office. The said Sylvia G. Mays a/k/a Sylvia Mays Vincent having since died intestate on or about January 19, 2015 leaving said property to Jeffrey R. Mays her only heir at law. For further reference see Affidavit of Heirship of record in Instrument No.: 20150608-0053745, said Register's Office.

This conveyance is subject to:

1) **2015 real property taxes and subsequent years. Taxes for the current year have been prorated and paid by the Grantor(s) herein.**

2) **All matters affecting said premises as appearing on the Plan of record in Plat Book 4860, pages 62-64, Register's Office for Davidson County, Tennessee.**

3) **Master Deed of record in Book 4753, page 140, as amended in Book 4980, page 378, Book 5165, page 781, Book 5172, page 77, Book 5122, page 878, Book 6229, page 970, Book 10382, page 596, and as Instrument Nos. 20040826-0103606 and 20040428-0047940, said Register's Office.**

4) **Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4743, page 258, as revised in Book 5091, page 39, and as amended in Book 5546, page 493, said Register's Office.**

5) **Anchor Easement of record in Book 5578, page 752, said Register's Office.**

6) **Any and all other restrictions, conditions, and easements of record.**

This is improved property, known as: **407 Raintree Place, Hermitage, TN 37076**

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

Witness my/our hand(s) this 23rd day of **June, 2015.**

Jeffrey R. Mays

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 **Jeffrey R. Mays,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of **June, 2015.**

Brenda Wright
Notary Public

BRENDA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 8, 2017

Certificate of Authenticity

I, Crystal Sarth, 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY