Davidson County	DEEDWARR
Recvd: 06/30/15 13:29	2 pgs
Fees:13.00 Taxes:286.75	
20150630-0063082	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$77,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF June, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

SHELLY M Smith STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer D Hines 648 Colony Trace Dr Madison TN 37115	Auto Club Trust FSB 910 North 96th St Omaha NE 68114	Map 042 11 0B Parcel 059.000

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 acknowledged, we,

George Brandt and Eric Sox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jennifer D. Hines, an unmarried woman

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:

Being Apartment Unit No. 615, of Heritage Village Condominiums created under title 66, section 27-101 et seq. as amended, Tennessee Code annotated and as established by Master Deed of record in Book 4758, Page 179 and amended in Book 4808, page 829, Book 5102, Page 383, and Book ~~6380~~ 6256, Page 989, and further supplemented and amended by Instrument of record in Book 6484, Page 287; Book 9654, Page 906, and in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth 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 for a more complete identification and description of such unit.

Being the same property conveyed to George Brandt and Eric Sox by deed from George Brandt and James Roberts, dated February 24, 2014, of record in Instrument No 20150227-0017033, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Master Deed, and recorded Book 4758, Page 179, 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 No. 20040804-0093767, Register's Office for Davidson County, Tennessee.
3) Property is subject to all matters affecting said premises as contained in By-Laws for Heritage Village Homeowner's Association, and recorded Book 9256, Page 848, and Instrument No. 20031229-0183195, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 615 Colony Trace 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 26th day of June, 2015.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt and Eric Sox, with whom I am personally acquainted, (or who 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, at office, this 26th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ıe Copy Certification

nita L. Leach, do hereby make oath that I am the custodian of the electronic version of the ached document tendered for registration herewith and that this is a true correct copy of the ginal document executed and authenticated according to law.

Anita L. Leach

ate of Tennessee/County of Wilson SS:

rsonally appeared before me, Shelly M Smith, a notary public for this County and State, Anita Leach, who acknowledges that this certification of an electronic document is true and correct d whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-12-2018

Shelly M Smith

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027