BILL GARRETT, Davidson County
Trans:T20150057098 DEEDWARR
Recvd: 07/14/15 14:12 2 pgs
Fees:13.00 Taxes:440.30
20150714-0068602

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 8th day of July, 2015.

Notary Public
My commission expires: 04/17/16

05-1506-66602

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tami Renee Hutchins	Magna Bank	042-11-0-B-072.00
251 Mayflower Lane	6525 Quail Hollow Road, Suite 300	
Madison TN 37115	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ethoda B. Elliott, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tami Renee Hutchins, a married woman**, hereinafter called the Grantees, their successors 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. 251, on the Plan 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 of record in Book 4758, Page 179; as amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; and as further supplemented and amended by instrument of record in Book 6484, Page 287; Book 9654, Page 906; and 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 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, for a more complete identification and description of such Unit. Subject property is also shown on the plan of record in "As Built" Book 6630, Page 247, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ethoda B. Elliott by deed from Lucille W. Stallings, a widow, dated October 24, 1991, recorded October 25, 1991, of record in Book 8470, Page 832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 251 Mayflower Lane, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

X E.E.

defend the title to said land to 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 this 8th day of July, 2015.

X _____
Ethoda B. Elliott

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ethoda B. Elliott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of July, 2015.

X _____
Hutch Henderson
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 04/17/16