WARRANTY DEED

RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Carol A Czakoczi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 9-19-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol A. Czakoczi	First Choice Lending Services, LLC	042110b10600co
(NAME)	(NAME)	
190 Heritage Trace Drive	9821 Cogdill Road, Suite 2	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James M. Burns and Donna P. Burns, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol A. Czakoczi, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PROPERTY IN DAVIDSON COUNTY, TENNESSEE, being Apartment Unit No. 190 of Heritage Village Condominiums created under Title 66, Section 26-101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Heritage Village Condominiums 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 by Instruments of record in Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Instrument No. 20031229-0183195 and in Instrument No. 20040804-0093767, all in the 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 amended and supplemented. Reference is hereby made to the Plat of Heritage Village Condominiums set forth as Exhibit "A" in said Supplement and Amendment to the Master Deed of Heritage Village Condominiums of record in Book 6484, Page 287, said Register's Office.

Being the same property conveyed to James M. Burns and Wife, Donna P. Burns by Warranty Deed from David W. Bishop and wife, Jacqueline Chaney Bishop which deed is dated July 6, 2001 and recorded as Instrument No. 20010709-0072790, Register's Office for Davidson County, Tennessee;

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HERITAGE VILLAGE CONDOMINIUMS SET FORTH AS EXHIBIT "A" IN SUPPLEMENT AND AMENDMENT TO THE MASTER DEED OF HERITAGE VILLAGE CONDOMINIUMS OF RECORD IN BOOK 6484, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20150068824 DEEDWARR
Recvd: 08/17/15 10:02 2 pgs
Fees:13.00 Taxes:388.50
20150817-0082223

unimproved ☐

This is improved ☑ property, known as 190 Heritage Trace 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this 13th day of August, 2015.

James M. Burns

Donna P. Burns

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*(Husband and Wife)

On this 13th day of August, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James M. Burns and Donna P. Burns***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY