BILL GARRETT, Davidson County
Trans:T20150084169 DEEDWARR
Recvd: 10/02/15 13:43 2 pgs
Fees:13.00 Taxes:331.15
20151002-0100600

Record and return to: Victory Title & Escrow, LLC 695 President Pl., Ste. 203 Smyrna, TN 37167 VT1507 00369 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $89,500.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2015. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Valeria Robinson	**Primary Residential Mortgage, Inc.**	**Map\Parcel: 042-11-0B-038.00-CO**
151 Heritage Trace Drive	**1480 North 2200 West**	
Madison, TN 37115	**Salt Lake City, UT 84116**	

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 ACKNOWLEDGE, WE,

Linda G. Beard, an unmarried woman

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

Valeria Robinson, 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:

Land in Davidson County, Tennessee, being Apartment Unit No. 151 of Hermitage 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, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, 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 Hermitage 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 Billy L. Beard and wife, Linda G. Beard by Quitclaim deed from Lesa Beard of record in Book 9730, page 303, Register's Office for Davidson County, Tennessee, dated July 13, 1995 and recorded on July 13, 1995. The said Billy L. Beard has since died vesting fee simple title in the wife, Linda G. Beard as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 4675, Page 46, Register's Office for Davidson County, Tennessee. This conveyance is subject to Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums of record in Book 4758, Page 179 amended in Book 4808, page 829, Book 5102, page 383, Book 6380, Page 989, Book 6484, page 287, Book 9654, page 906 and Instrument No. 20040804-0093767 , Register's Office for Davidson County, Tennessee. Charter of Heritage Village HOA of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee. Amendment to

the By-Laws of Heritage Village Condominium of record in Book 9256, Page 848 and Instrument No. 20031229-0183195, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4424, Page 740, in the Register's Office for Davidson County, Tennessee, Storm Water Detention of record in Book 6979, Page 521, in the 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 is improved (**X**) unimproved ( ) property known as 151 Heritage Trace Drive 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 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 30th day of September, 2015.

Linda G. Beard by James Todd Beard her attorney in fact

Linda G. Beard by James Todd Beard, her
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Todd Beard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Linda G. Beard for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Linda G. Beard, and is authorized by Linda G. Beard to execute this instrument on her behalf, as evidenced by the Durable Power of Attorney recorded simultaneously in Instrument No 20151002-0100599, Register's Office for Davidson County, Tennessee.

In WITNESS whereof, This the 30th day of September, 2015

My Commission Expires: 4-25-2016

Notary Public

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **7015090**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027