WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107312 DEEDWARR
Recvd: 12/21/15 09:14 2 pgs
Fees:13.00 Taxes:351.50
20151221-0127690

MARY PARTHENIA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 08-26-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jacey Cook and Dylan Carlisle	Regions Bank	42-11A -20
(NAME) 1020 Heritage Drive	(NAME) 2050 Parkway Office Cr	
(ADDRESS) Madison, TN 37115	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152432

For and 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, I/we, Jerri Ann Head , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jacey B Cook, an unmarried woman, and Dylan Carlisle, an unmarried man, 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. :

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1020, together with the carport designated No. 1020, a family Unit type No. C, in a Horizontal Property Regime, which is located on the Plan of Section 1, Heritage Village Condominiums, of record in Book 4675, page 46, said Register's Office, to which plan reference is here made for a more complete description thereof.

BEING all of the same property conveyed to Jerri Ann Head by Warranty Deed from Cynthia a. Stanfill Jones and husband, Albert B. Jones, Jr., dated September 16, 1993 and filed of record in Book 9085, Page 394, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
The premises described herein is a condominium apartment established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, 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, Book 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument 20031229-0183195, and, page Instrument 20040804-0093767, said Register's Office, and By-Laws appended thereto.

Unimproved ☐

This is improved ☒ property, known as 1020 Heritage Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of December, 2015

Jerri Ann Head

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jerri Ann Head, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of December, 2015.

Notary Public
My Commission Expires: 11-25-19

