Davidson County DEEDWARR
Recvd: 03/16/16 14:50 4 pgs
Fees:23.00 Taxes:444.00
20160316-0025124

True Copy Certification

I, Dellana Loushor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Tobra Bell Jr, a notary public for this county and state, Dellana Loushor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

TOBRA A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
Notary` Seal (if on paper)

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Roger K. Grayson and Carol S. Grayson, husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Catoshia D. Primm, unmarried, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is the same property designated as 042110A02200CO in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Roger K. Grayson and Carol S. Grayson, husband and wife, by Warranty Deed from Mary Jo McKelvey filed of record October 1, 2013 at Instrument No. 20131001-0102766, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: Subject to plan of record in Plat Book 4675, page 46, Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2016** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 15th day of March, 2016.

Roger K. Grayson
Roger Grayson

Carol S. Grayson
Carol Grayson

State of Tennessee
County of Sumner

On this the 15th day of March, 2016, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Roger K. Grayson and Carol S. Grayson to me known to be the person(s) 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 Notarial Seal at office the day and year above written.

JESSICA J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Jessica J. Hunter
Notary Public

My Commission Expires: 12/26/17

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 15th day of March, 2016.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NIRAV VANMALI

MAIL TAX BILLS AND DEED TO:
Catoshia Primm
1022 Heritage Dr.
Madison TN 37115

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Catoshia D. Primm
1022 Heritage Drive
Madison, TN 37115

File No.: 167007

EXHIBIT "A"
LEGAL DESCRIPTION

A part of Heritage Village Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4955, at Page 55, of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

Unit No. 1022 on the said section plat together with the carport designated Number 1022, a family unit type D, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, Page 179, of the Register's Office of Davidson County, Tennessee, as amended in Book 4808, Page 829, of the Register's Office of Davidson County, and as further amended in Book 5102, Page 383, Register's Office of Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.