# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160021919 DEEDWARR
Recvd: 03/17/16 11:26 2 pgs
Fees: 13.00 Taxes: 499.13
20160317-0025393

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Patricia A. Conover | Fairway Independent | 034-03-0B-302.00 CO |
| (NAME) | (NAME) | |
| 302 Churchill Crossing, Condominium 302 | 16652 Pinecrest Dr #200 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Plano TX 75024 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles J. Resha, III and wife, Judy G. Resha,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patricia A. Conover, 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 Unit No. 302, Phase 4, Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110. and Book 10996, Page 199, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B tot he aforementioned Amendment to Master Deed of record in Book 10996, Page 199, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles J. Resha, III, and wife, Judy G. Resha, by Warranty Deed from Rose A. Adcock-Carrick, dated 5/21/04 and recorded 5/25/04 in Instrument Number 20040525-0061182, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 302 Churchill Crossing, Condominium 302, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this 15th day of March, 2016.

Charles J. Resha III

Judy G. Resha

State of Tennessee
County of Sumner

Personally appeared before me Charles J. Resha III and Judy G. Resha, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2016.

Notary Public

My Commission Expires: _____

File No.: 161531

