WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160023717 DEEDWARR
Recvd: 03/23/16 14:12 2 pgs
Fees: 13.00 Taxes: 347.80
20160323-0027594

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2016

Notary Public

MY COMMISSION EXPIRES: 6/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Crystal J. Zych	New owner	42-11B-63
(NAME)	(NAME)	
266 Mayflower Lane N		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160366

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, KRISTIN M. FREUDENTHAL, AN UNMARRIED WOMAN,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CRYSTAL J. ZYCH, 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. 266 on the Plan of Heritage Village Condominiums, a horizontal property regime, as shown on Master Deed of record in Book 4758, page 179, amended in Book 4808, page 829, also shown on plat of record in Plat Book 4675, page 46, in the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Kristin M. Freudenthal, an unmarried woman by deed Mayflower 266 Reinvestment Land Trust, dated March 4, 2011, of record in Instrument No. 20110311-0019548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 4675, page 46, Register's Office for said County; and (b) Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195 and Instrument No. 20040804-0093767, said Register's Office, and By-Laws appended thereto.

Unimproved ☐

This is improved ☒ property, known as 266 Mayflower Lane N, 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 22nd day of March, 2016

Kristin M. Freudenthal

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kristin M. Freudenthal, 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 22nd day of March, 2016.

Notary Public
My Commission Expires: 4/19/17

