RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167518

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038905 DEEDWARR
Recvd: 05/10/16 13:12 2 pgs
Fees:13.00 Taxes:320.05
20160510-0046376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathie Barge 1047 Heritage Drive Madison, TN 37115	new owner	042 11 0A 047.00CO

FOR AND IN CONSIDERATION of the sum of Eighty Six Thousand Five Hundred and 00/100 Dollars ($86,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSE HENRIQUEZ, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATHIE BARGE, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1047 together with the carport designated as No. 1047 togethr with the carport designated as No. 1047 of Heritage Village ~~Vilage~~ Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed & By-Laws of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, and further supplemented and amended in Book 6484, page 287, Book 9654, page 906, and Instrument Number 20040804-0093767, and amendment to By-Laws in Book 9256, page 848 and Instrument Number 20031229-0183195, 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 Heritage Village Condominiums, Section One, Second Addition, of record in Book 4955, page 55, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Jose Henriquez, by Trustee's Deed from Wilson & Associates, PLLC, as Trustee, dated 12/24/2015, recorded 5/4/2016, of record in Instrument No. 20160504-0044136, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to John R. Dewitt, Jr., a single man, by Warranty Deed from Hugh W.A. Jones, a married man, dated 08/29/13,

recorded 09/10/13, of record in Instrument No. 20130910-0095560, said Register's Office.

The address of the herein described property is believed to be 1047 Heritage Drive, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of May, 2016.

JOSE HENRIQUEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jose Henriquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of May, 2016.

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

Notary Public

Artrinna Minnis
Printed Notary Name

My commission expires: 3-10-2019