WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

BILL GARRETT, Davidson County
Trans:T20160047860 DEEDWARR
Recvd: 06/07/16 09:56 2 pgs
Fees:13.00 Taxes:394.05
20160607-0057211

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Barry Whitaker and Delphine Whitaker	Barry Whitaker and Delphine Whitaker, husband and wife	**42-11A-31**
(NAME)	(NAME)	
1031 Heritage Drive	1031 Heritage Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160951

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, Elsie C. Freudenthal , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Barry Whitaker and Delphine Whitaker, husband and wife, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 1031 with the carport designated No. 1031, a family unit type No. E, on the plan of Heritage Village Condominium, which is of record in Book 4955, Page 97, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Gussie A. Freudenthal and wife, Elsie C. Freudenthal by Warranty Deed from David B. Bratton, Trustee of the Bobby Courtney Bratton Revocable Living Trust Agreement dated September 22, 2000, dated June 15, 2001 and filed of record in Instrument No. 20010621-0065903, Register's Office for Davidson County, Tennessee. Gussie Freudenthal died 2/9/2006

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 Condominium, of record in Book 4758, Page 179, 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.

Unimproved ☐

This is improved ☒ property, known as 1031 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 27th day of May, 2016

Elsie C. Freudenthal, By: Patricia Darnell Freudenthal, Attorney-in-Fact
Elsie C. Freudenthal, By: Patricia Darnell Freudenthal Attorney- in- Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Patricia Darnell Freudenthal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elsie C. Freudenthal, and who acknowledged that he/she executed the same as the free act and deed of Elsie C. Freudenthal.

Witness my hand, at office, this 27th of May, 2016.

Notary Public
My Commission Expires

