#11096

Return to: Advantage Title and Escrow, Inc 3325 Aspen Grove Dr Suite 104 Franklin, TN 37067	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JULY, 2016. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA OWEN PRESTON, ET VIR	Acopia LLC	**042-11-0B-088.00-CO**
(NAME) **402 COLUMBUS TRACE COURT**	(NAME) 306 Northcreek Blvd. Ste. 100	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, DOROTHY D. CLIFTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA OWEN PRESTON AND JOHN A. PRESTON, JR., WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THER 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 Apartment Unit No. 402 of Heritage Village Condominiums, created under Title 66, 27-101, et. seq, as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, 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 set forth as Exhibit "B" of said Supplement and Amendment to the Master Deed, for a more complete identification of such Unit.

Being the same property conveyed to Dorothy D. Clifton from Terri Ledford, married, by deed dated July 24, 2006, of record in Instrument No. 20060809-0098067, said Register's Office.

This conveyance is subject to matters shown in the Master Deed of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended of record in Book 6484, page 287 and Instrument No. 20040804-0093767; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

See General Durable Power of Attorney for Dorothy Clifton of record in Instrument No. 20160713-0071674, said Register's Office.

Dorothy Clifton and Dorothy D. Clifton are one and the same person.

Unimproved ( )
This is improved(X) property, known as **402 COLUMBUS TRACE COURT, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160059896 DEEDWARR
Recvd: 07/13/16 10:34 2 pgs
Fees:13.00 Taxes:481.00
20160713-0071675

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; 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 hand this 12 day of July, 2016.

Dorothy D Clifton by
Jackie W Smith POA, her Attorney in Fact

DOROTHY D. CLIFTON
By: Jackie W. Smith, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of July, 2016, before me personally appeared **Jackie W. Smith, Attorney-in-Fact for Dorothy D. Clifton**, 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 **Dorothy D. Clifton**, and who acknowledged that he executed the same as the free act and deed of **Dorothy D. Clifton.**

Witness my hand and official seal at office this 12 day of July, 2016.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public