WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068718 DEEDWARR
Recvd: 08/09/16 09:08 2 pgs
Fees:13.00 Taxes:480.63
20160809-0082585

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

SHARON KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Debra L. Ranum	Debra L. Ranum	Parcel ID:
163 Heritage Trace	163 Heritage Trace	042110B04400
Madison, TN 37115	Madison, TN 37115	

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, we

Amy Lynn Thomas, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Debra L. Ranum , unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 163 as shown by plat and survey of Section One, Heritage Village, a Horizontal Property Regime, of record in Plat Book 4460, Page 110, Register's Office for said County, and described in the Master Deed 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 9654, Page 906, and as Instrument Number 20040804-0093767, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amy Lynn Thomas, a single woman, by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument 20140821-0076510, said Register's Office, dated August 19, 2014.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws 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 9654, Page 906; Instrument 20040804-0093767; Book 4758, Page 190 amended in Book 6484, Page 348; Book 9256, Page 848; and Instrument 20031229-0183195, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 163 Heritage Trace, Madison, TN 37115

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 hand this 5th day of August, 2016.

Amy Lynn Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Lynn Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

