WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/10/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160072513 DEEDWARR
Recvd: 08/19/16 10:42 3 pgs
Fees:18.00 Taxes:369.63
20160819-0086843

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian N. Chaffin and Anita J. Chaffin	New Owner	042 11 0B 059.00
(NAME)	(NAME)	
615 Colony Trace Drive	"	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($99,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer D. Hines**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian N. Chaffin and Anita J. Chaffin, 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:

Being Apartment Unit No. 615, of Heritage Village Condominiums created under title 66, section 27-101 et seq. as amended, Tennessee Code annotated and as established by Master Deed of record in Book 4758, Page 179 and 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; Book 9654, Page 906, and in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said supplement and amendment to the Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Ralph Moore by Warranty Deed from Betty R. Colthrap, an unmarried woman dated October 12, 2010 and recorded October 13, 2010 as Instrument No. 20101013-0081990, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Brandt and James Roberts by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee dated February 13, 2015 and recorded February 27, 2015 as

Instrument No. 20150227-0017032 pursuant to a foreclosed Deed of Trust dated December 12, 2010 as Instrument No. 20101013-0081991 and subject to modifications of record in Instrument No. 20120912-0082911 and 20130813-0085082 by Ralph Moore, an unmarried man, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Brandt & Eric Sox by Quitclaim Deed from George Brandt & James Roberts dated February 24, 2014 and recorded February 27, 2015 as Instrument No. 20150227-0017033, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jennifer D. Hines, an unmarried woman by Warranty Deed from George Brandt and Eric Sox dated June 26, 2015 and recorded June 30, 2015 as Instrument No. 20150630-0063082, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 615 Colony Trace Drive, 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, has 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 our hands this 12th day of August, 2016.

Grantor

Grantee

File Number: GRN-164400SSO

STATE OF Nevada

COUNTY OF Washoe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer D. Hines, the 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 and official seal, this the 12th of August, 2016.

Notary Public

My Commission Expires:

(SEAL)

THOMAS FLYNN
Notary Public, State of Nevada
Appointment No. 11-4518-12
My Appt. Expires May 5, 2019

File Number: GRN-164400SSO