THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160087312 DEEDWARR
Recvd: 10/04/16 14:17 2 pgs
Fees:13.00 Taxes:305.25
20161004-0104758

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric J. Wilmes and Mindy L. Wilmes 1029 Heritage Drive Madison, Tennessee 37115	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	042-11-OA-029.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KEN WILMES, MARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ERIC J. WILMES AND WIFE, MINDY L. WILMES**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING UNIT NO. 1029, ON THE PLAN OF HERITAGE VILLAGE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 4758, PAGE 179, BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, BOOK 6380, PAGE 989, BOOK 6484, PAGE 287, BOOK 9654, PAGE 906 AND INSTRUMENT NO. 20040804-0093767, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Secretary of Housing and Urban Development, by Warranty Deed from Tennessee Housing Development Agency, of record in Instrument No. 20140926-0088683, dated 9/26/2014, Register's Office for Davidson County, Tennessee; further Being the same property conveyed to Ken Wilmes, a married man, by Warranty Deed from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20150116-0004473, dated 1/16/2015, Register's Office for Davidson County, Tennessee.

This is not the residence of the Grantor.

This is improved property known as **1029 Heritage Drive, Madison, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **29th** day of **September**, **2016**:

Ken Wilmes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEN WILMES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September, 2016:

Notary Public

My Commission Expires: 5/23/18

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $82,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2016:

Notary Public

My Commission Expires: 5/23/18

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON