BILL GARRETT, Davidson County
Trans:T20160088584 DEEDWARR
Recvd: 10/07/16 11:00 2 pgs
Fees:13.00 Taxes:476.93
20161007-0106328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery D. Harding, unmarried and Ronald D. Harding and wife Sue Harding	CU Community, LLC	042110B00300CO
	(NAME)	
105 Heritage Trace	8351 E. Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville , TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Raymond G. Houle , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffery D. Harding, unmarried and Ronald D. Harding and wife Sue Harding , hereinafter called the Grantees, their heirs and assigns, that 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. 105 OF HERITAGE VILLAGE CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 4758, PAGE 179, AND AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, AND B00K 6380, PAGE 989, AND FURTHER SUPPLEMENTED AND AMENDED BY INSTRUMENT OF RECORD IN BOOK 6484, PAGE 287 AND FURTHER AMENDED IN BOOK 9654, PAGE 906, REGISTER'S OFFICE FOR DAVIDS0N COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS 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 "A" OF AMENDMENT T0 THE MASTER DEED OF RECORD IN BOOK 9654, PAGE 906, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND G. HOULE AND WIFE, LORA F. HOULE BY DEED FROM KIRBY CLIFTON AND WIFE, PAULINE CLIFTON, BY AND THROUGH KIRBY CLIFTON, ATTORNEY IN FACT, OF RECORD IN BOOK 10374, PAGE 301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LORA F. HOULE HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO 2016 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 105 Heritage Trace, Madison, TN 37115
(House Number) (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 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 6th day of October, 2016.

Raymond G. Houle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond G. Houle the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2016.

Notary Public



My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072