# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089200 DEEDWARR
Recvd: 10/11/16 08:52 2 pgs
Fees:13.00 Taxes:456.40
20161011-0107034

R-VRES-16-1042-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/8/19 (AFFIX SEAL)

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Stacey Carol Hunt** | Farmington Mortgage | |
| (NAME) **1042 Heritage Drive** | (NAME) 2002 Richard Jones Road, Suite 300A | **42-11-A-42.00CO** |
| (ADDRESS) **Madison, TN 37115** | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTINA MANZONE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACEY CAROL HUNT, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 1042 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, as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Book 9654, page 906 and 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 in said Master Deed as supplemented and amended. Reference is hereby made to the Plan of Section One, Heritage Village Condominium, of record in Plat Book 4675, page 46, and to the Plat of Heritage Village Condominiums set forth as an Exhibit to said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Martina Manzone, an unmarried woman, by Warranty Deed from Nancy N. Johnson, unmarried, recorded September 25, 2014, in Instrument No. 20140925-0088247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 4675, Page 46, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums 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 and Instrument No. 20040804-0093767 , Register's Office for Davidson County, Tennessee.
- Charter of Heritage Village HOA of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.
- Amendment to the By-Laws of Heritage Village Condominium of record in Book 9256, Page 848 and Instrument No. 20031229-0183195, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4424, Page 740, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention of record in Book 6979, Page 521, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1042 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF OCTOBER, 2016.

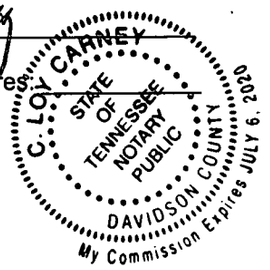
Martina Manzone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of October, 2016.

Notary Public
My Commission Expires:
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212