Davidson County DEEDWARR
Recvd: 11/21/16 14:13 3 pgs
Fees:18.00 Taxes:314.50
**20161121-0122757**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00

Mary S. Hunter
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2680H

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Billy Hollis and Mary Hollis Hunter | | 042-11-0A-019.00-CO |
| 1019 Heritage Drive | SAME | |
| Madison, TN 37115 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**BETTIE L. HERRING, UNMARRIED**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BILLY HOLLIS AND MARY HOLLIS HUNTER, JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A part of Heritage Village Condominium tract as shown per plat of record in Plat Book 4675, Page 46, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 1019 on the said section plat together with the carport designated Number 1019, a Family Unit Type No. _, as shown in and described by the Master Deed Establishing Horizontal Property Regime With Respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, Page 179, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bettie L. Herring, unmarried by Warranty deed from Rebecca E. Hammitt Stewart and Barbara R. Saunders, married and Dorcas Lewis, unmarried, as tenants in common of record in Instrument No. 20030401-0042733 Register's Office for Davidson County, Tennessee, dated March 28, 2003 and recorded on April 01, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 46 and Plat Book 4955, Page 55, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in 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 Instrument Number 20040804-0093767, By-Laws in Book 6418, Page 478 as amended in Book 9256, Page 848 and Instrument Number 20031229-0183195, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Exception Easement to Metropolitan Government of Nashville of record in Book 5084, Page 580, in the Register's Office for Davidson County, Tennessee.

Charter of Heritage Village Homeowner Association of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1019 Heritage Drive, Madison, TN 37115-5959

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 17th day of November, 2016.

Bettie L. Herring

Bettie L. Herring

**STATE OF TENNESSEE**

**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public of said County and State, BETTIE L. HERRING, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of November, 2016.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

**File #: 16-2680H**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

