Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160103643 DEEDWARR
Recvd: 11/23/16 09:54 2 pgs
Fees:13.00 Taxes:351.50
20161123-0123640

Address of New Owner:	Send Tax Bills to:	Tax Information
Helen Stafford 1045 Heritage Drive Madison, TN 37115-2632	New owner	042-11-0A-045.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janelle L. Noble, a single woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mayford Stafford and Helen Stafford, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. 1045, together with the carport designated 1045, on the Plan of Heritage Village Condominium, Section One, Second Addition, of record in Plat Book 4955, page 55, Register's Office for Davidson County, Tennessee, 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 4750, page 179, amended in Book 4808, page 829, further amended in Book 5102, page 383, Book 6380, page 989, and Book 6484, page 287, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janelle L. Noble by Warranty deed from Tametra D. Blount, single of record in Instrument No. 20060407-0040307 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 07, 2006.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 4675, Page 46 and Plat Book 4955, Page 55; (2) 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, 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; (3) By-Laws of record in Book 9256, Page 848 and Instrument No. 20031229-0183195; (4) Charter of Heritage Village Homeowner Association of record in Book 6418, Page 478; (5) Exception Easement to Metropolitan Government of Nashville of record in Book 5084, Page 580; All being of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as **1045 Heritage Drive, Madison, TN 37115-2632.**

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 18th day of November, 2016.

Janelle L. Noble

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 **Janelle L. Noble,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of November, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016104866