WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160105996 DEEDWARR
Recvd: 12/02/16 09:29 2 pgs
Fees: 13.00 Taxes: 388.50
20161202-0126435

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 31, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judith B. Cummings	Same as new owner	051-10-0-B-008.00 CO
(NAME) 4828 Cape Hope Pass	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Judy Langston,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judith B. Cummings,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 153 of Ellington Place Condominiums, as shown on Exhibit C of Master Deed in Book 6984, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Juanita H. Norris, Unmarried, by Warranty Deed from Imogene G. Garrett, Unmarried, dated August 30, 1996, of record in Book 10177, page 663, Register's Office for Davidson County, Tennessee. The said Juanita H. Norris died testate on October 6, 2016. AND Being the property devised to Judy Langston by Last Will and Testament of Juanita Hilton Norris, as shown in Case No. 16P1810 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and as of record in Instrument No. 20161115-0120427, Register's Office for Davidson County, Tennessee and Order Admitting Will to Probate for Muniment of Title as shown in Case No. 16P1810 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and as of record in Instrument No. 20161115-0120426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6250, page 829 and Exhibit C of Book 6984, page 84; Master Deed of record in Book 6720, page 332; Book 6984, page 84, amended in Instrument No. 20090603-0051203; Articles of Incorporation/ Charter of record in Book 7000, page 140; Book 7291, page 203; Book 7780, page 215 and Book 8270, page 507; Easement for right of way of record in Book 6772, page 477; Stormwater Detention Agreement of record in Book 6700, page 315; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 153 Ellington Place, 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.

Witness my hand this 23rd day of November, 2016.

Judy Langston

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Judy Langston, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of November, 2016.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

File No.: 24335