SEND TAX BILLS TO NEW OWNER:
Scott Morton
1819 Curtiswood Lane
Springfield TN 37172

THIS INSTRUMENT PREPARED BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Davidson County DEEDWARR
Recvd: 12/12/16 11:49 3 pgs
Fees:18.00 Taxes:370.00
20161212-0129902

Map & Parcel: 042-11-0B-135.00

THIS DEED OF CONVEYANCE, executed and delivered by **RONALD D. COLE** and wife, **KRISTINE M. COLE**, hereinafter called the Grantors, to **SCOTT MORTON**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 132 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 & By-Laws of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, and further supplemented and amended in Book 6484, page 287, Book 9654, page 906 and Instrument No. 20040804-0093767, and amendment to By-Laws in Book 9256, page 848 and Instrument No. 20031229-0183195, 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 plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed of Record in Book 6484, page 287, said Register's Office, for a more complete identification and description of such Unit.

RESTRICTIONS: The above described property is subject to the following:
1) All matters as set forth in the Master Deed and By-Laws for Heritage Village Condominiums and Heritage Village Homeowner's Association, of record in Book 4758, page 179, and 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, and amendment to By-Laws in Book 9256, page 848 and Instrument No. 20031229-0183195;
2) Charter for Heritage Village Homeowners Association of record in Book 6418, page 478;
3) Sanitary Sewer Easements of record in Book 4675, page 46 and Book 5515, page 982;
4) Easement Exception of record in Book 5084, page 580;
5) Stormwater Detention Agreement of record in Book 6979, page 521;
6) Easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the plat of record set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed of record in Book 6484, page 287; all as recorded in the Register's Office for Davidson County, Tennessee.

Being that property conveyed to Ronald D. Cole and Kristine M. Cole, husband and wife, by deed from Janet Smithson Floyd, unmarried, of record in Instrument No. 20130408-0034592, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 9th day of December, 2016.

Ronald D. Cole
RONALD D. COLE

Kristine M. Cole
KRISTINE M. COLE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald D. Cole** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 9th day of December, 2016.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristine M. Cole** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 9th day of December, 2016.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$100,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Scott Martin
AFFIANT

SUBSCRIBED and SWORN to before me this the 9th day of December, 2016.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)