This instrument prepared from information provided by the parties without opinion of title by Daniel L. Wischhof, Attorney, 515 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER:
Simon Kirk
708 New Providence Ln.
Madison, TN 37115

SEND TAX BILLS TO:
Same as Owner

MAP/PAR NOS.:
Map 042-11-0-B
Parcel 079CO

WARRANTY DEED

For a valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JOE L. CROCKETT and wife MARILYN M. CROCKETT,** by these presents grant and convey unto **SIMON KIRK**, Grantee, the following described tracts or parcels of real property in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 708 of Heritage Village Condominium, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record 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 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. Reference is hereby made to the plan as set forth on Exhbit "B" to the Supplement and Amendment to the Master Deed of Heritage Village Condominiums, as of record in Book 6484, Page 287, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Joe L. Crockett and wife Marilyn M. Crockett by warranty deed from Cathy Miller, Beverly Bandy, and Elizabeth Clay, sole surviving heirs at law of Jonathan Harvill Bandy, Deceased, and Beverly Bandy Rucker, as Devisees, of record as Instrument 20010720-0077391, said Register's Office.

The Sixth Amendment to Master Deed of Heritage Village Homeowners' Association, of record as Instrument 20040804-0093767, said Register's Office, prohibits the lease or temporary transient use of this property after its conveyance by this Grantor, who was the Unit Owner as of the date of recording of said Amendment.

This is improved property known as 708 New Providence Lane, 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 Grantees, their heirs and assigns forever; and I/we do covenant with the said Grantees that I/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 I/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.

BILL GARRETT, Davidson County
Trans:T20170009778 DEEDWARR
Recvd: 02/02/17 09:12 2 pgs
Fees:13.00 Taxes:399.60
20170202-0011088

Witness my/our signatures this date: 1/30/2017.

JOE L. CROCKETT

MARILYN M. CROCKETT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Joe L. Crockett and wife Marilyn M. Crockett, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 1/30/2017

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHUSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for, or value of, this transfer, whichever is greater, is $108,000.00.

Affiant

Sworn to and subscribed before me this date: 1/30/17.

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHUSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY