WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022537 DEEDWARR
Recvd: 03/16/17 12:54 2 pgs
Fees:13.00 Taxes:484.70

20170316-0025851

B-VRES-17-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Pamela R. Stewart	Highlands Residential Mtg	
(NAME)	(NAME)	042-11-0B-025.00-CO
302 Plymouth Rock Court	12001 N. Central Exp. #750	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **FREDRICK BARTLETT AND B. TINA BARTLETT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMELA R. STEWART, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 302, on the Plan of Section One, Heritage Village, according to the Master Deed of record in Book 4758, page 179, as amended by Book 4808, page 829, Book 5102, page 383, page 6380, page 989, and in Book 6484, page 287, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Frederick Bartlett, B. Tina Bartlett, Trustees by Warranty deed from Patricia A. LeBlanc of record in Instrument No. 20111216-0098033 Register's Office for Davidson County, Tennessee, dated December 14, 2011 and recorded on December 16, 2011. And being the same property conveyed to Frederick Bartlett and B. Tina Bartlett from Frederick Bartlett and B. Tina Bartlett, Trustees by Quitclaim Deed recorded in Instrument 20170316-0025848 Register's Office for Davidson County, Tennessee, dated 3-10-17 and recorded 3-16-17.

This conveyance is subject to:
- 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 4460, Page 110, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Heritage Village of record in Book 4758, Page 179, 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 , Register's Office for Davidson County, Tennessee.
- Charter of Heritage Village HOA of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6979, Page 521, in the Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 9256, Page 848 and amended in Instrument No. 20031229-0183195, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **302 Plymouth Rock Court , 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 13th DAY OF MARCH, 2017.

Fredrick Bartlett by John Gleaves,
Attorney in Fact

B. Tina Bartlett by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FREDRICK BARTLETT AND B. TINA BARTLETT, and who acknowledged he/she/they executed the same as the free act and deed of the said FREDRICK BARTLETT AND B. TINA BARTLETT.

Witness my hand and official seal, this the 13th of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

The signature of Fredrick Bartlett is signed by his duly appointed Attorney-in-fact John Gleaves, pursuant to the Power of Attorney recorded in Instrument #20170316-0025850, Register's Office for ~~Sumner~~ Davidson County, Tennessee.

The signature of Tina Bartlett is signed by her duly appointed Attorney-in-fact John Gleaves, pursuant to the Power of Attorney recorded in Instrument #20170316-0025849, Register's Office for Davidson County, Tennessee.