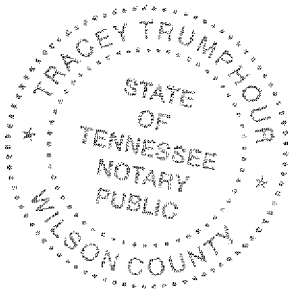
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Gloria Nesbitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gloria Nesbitt	Gloria Nesbitt	042-11-OB-071.00
(NAME)	(NAME)	
250 Mayflower Lane North	250 Mayflower Lane North	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/25/17 16:06 4 pgs
Fees:23.00 Taxes:536.50
20170425-0040693

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 considerations, the receipt of which is hereby acknowledged, we, **Brenda Nellums, Personal Representative of the Estate of Earline Butner, as evidenced in her Last Will and Testament filed under Docket No. 16P1835, in the Probate Court for Davidson County, Tennessee**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gloria Nesbitt, an unmarried woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Apartment Unit No. 250 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, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Book 6630, Page 247 and in Instrument No. 20040804-0093767, amendment to Bylaws of record in Book 9256, Page 848 and in 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 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, and of record in Book 6630, Page 247, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Earline Butner, married, by Warranty Deed from Henry L. Stowers and wife, Ann E. Stowers, dated 11/23/1999, recorded 11/30/1999 of record in Book 11760, Page 273, in the Register's Office for Davidson County, Tennessee. Earline Butler died testate on October 1, 2016 appointing Brenda Nellums as Personal Representative as evidenced in her Last Will and Testament filed under Docket No. 16P1835, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Subject to: (1) Covenants, conditions, easements and restrictions of record in Book 4758, Page 179; (2) First Amendment to Master Deed of record in Book 4808, Page 829; (3) Third Amendment to Master Deed of record in Book 6380, Page 989; (4) Sixth Amendment to Master Deed of record in Instrument No. 20040804-0093767; (5) Supplement and Amendment to the Master Deed of record in Book 6484, Page 287; (6) Amendment to the By-Laws of record in Book 9256, Page 848; (7) Second Amendment to By-Laws of record in Instrument No. 20031229-0183195, in the Register's Office for Davidson County, Tennessee, together with all amendments

thereto; (8) All matters shown in Plat Book 6630, Page 247, in the Register's Office for Davidson County, Tennessee; (9) All matters shown on the Boundary Map of record in Plat Book 4460, Page 110, in the Register's Office for Davidson County, Tennessee; (10) Storm Water Detention Agreement of record in Book 6979, Page 521, in the Register's Office for Davidson County, Tennessee; and (11) Charter of Heritage Village Homeowners' Association of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.

See Exhibit A which is considered a part of this Warranty Deed.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 250 Mayflower Lane North, 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 GRANTEE(S), 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), 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 24th day of April, 2017.

Brenda Nellums

Brenda Nellums, Personal Representative of
the Estate of Earline Butner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Brenda Nellums, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the Personal Representative of the Estate of Earline Butner, the bargainor, and who, being authorized to do so, acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 2017.

Tracey Trumphour

NOTARY PUBLIC

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-36889
SMG TN Warranty Deed

13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

