Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 17050070

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Seclanda Gellineau
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26 DAY OF June, 2017.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
Seclanda Gellineau
609 Colony Trace Drive
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
042-11-0B-056.00,

Davidson County DEEDWARR
Recvd: 06/27/17 10:52 3 pgs
Fees:18.00 Taxes:499.50
20170627-0064529

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gary L. Boyce, Trustee, of the Boyce Family Irrevocable Trust, dated February 5, 2002, and Gary L. Boyce,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Seclanda Gellineau, unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Apartment Unit No. 609 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, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, 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, for a more complete identification and description of such Unit.

Being the same property conveyed to Gary Boyce by deed from Martha C. Boyce dated 03/26/2001 of record as Instrument No; 20010328-0029957, RODCT, with Martha C. Boyce retaining rights under TCA 66-1-106 to dispose of said property during her lifetime. Further being the same property conveyed to Martha C. Boyce, Trustee, under the Martha C. Boyce Living Trust, by Warranty Deed from Martha C. Boyce dated 07/30/01 and recorded on 08/13/01 in Instrument No. 20010813-0086978, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Martha C. Boyce and Gary L. Boyce, Trustees, under the Boyce Family Trust, by Quitclaim Deed from Martha C. Boyce, individually and as Trustee, under the Martha C. Boyce Living Trust, dated 03/20/02 and recorded on 03/28/02 in Instrument No. 20020328-0038339, Register's Office for Davidson County, Tennessee. Gary L.. Boyce and Gary Boyce are one and the same person and joins in above for the purpose of conveying any interest in said property remaining vested as a result of instrument no: 20010328-0029957, RODCT.

This is improved property generally located:
609 Colony Trace Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2017 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 4460, Page 110, said Register's Office.
3. Master Deed of record in 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 as Instrument No. 20040804-0093767, said Register's Office.
4. By-Law Amendments of record in Book 9256, Page 848, and as Instrument No. 20031229-0183195, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Gary L. Boyce, Trustee, of the Boyce Family Irrevocable Trust, dated February 5, 2002 and Gary L. Boyce** has/have caused this instrument to be executed, this the 26 day of June, 2017.

"TRUSTEE"

Gary L. Boyce, Trustee
Boyce Family Irrevocable Trust, dated February 5, 2002

Gary L. Boyce

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gary L. Boyce, Trustee, of the Boyce Family Irrevocable Trust, dated February 5, 2002 and Gary L. Boyce,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 26 day of June, 2017

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 26th day of June, 2017

Notary's Signature

My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY