PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Sarah M. Loosley
Affiant

Subscribed and sworn to before me, this 28TH DAY OF JULY, 2017.

Ann Walston
Notary Public

MY COMMISSION EXPIRES: ~~11/03/15~~ 3-2-202

(AFFIX SEAL)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065361 DEEDWARR
Recvd: 07/31/17 11:23 2 pgs
Fees: 13.00 Taxes: 532.43
20170731-0077305

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debbie Wilder, an unmarried woman and Amanda Ruff, an unmarried woman, as joint tenants with right of survivorship	Primary Residential Mortgage, Inc	
	(NAME)	
	1480 North 2200 West	042-11-0B-136.00-CO
(ADDRESS)	(ADDRESS)	
	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Wayne Allen, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Debbie Wilder, an unmarried woman and Amanda Ruff, an unmarried woman, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING APARTMENT UNIT NO. 130 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, AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, BOOK 6380, PAGE 989, BOOK 6484, PAGE 287, BOOK 9256, PAGE 848, BOOK 9654, PAGE 906, INSTRUMENT NO. 20031229-0183195 AND INSTRUMENT NO. 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 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 WAYNE ALLEN AND WIFE, THELMA ALLEN BY WARRANTY DEED FROM MELVIN W. SCOTT AND WIFE, DIANE SCOTT OF RECORD IN INSTRUMENT NO. 20001205-0119503 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID THELMA ALLEN HAVING SINCE DIED ON 05/21/11 LEAVING SAID PROPERTY VESTED TO WAYNE ALLEN, AS SURVIVING TENANT BY THE ENTIRETY.

MONTY ALLEN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF WAYNE ALLEN, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20170731.0077304, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 130 Heritage Trace Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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

WARRANTY DEED
(Continued)

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 GRANTEES, 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 28th day of July, 2017.

Wayne Allen by Monty Allen, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 28th day of July, 2017, before me, a Notary Public, in and for said County and State, personally appeared Monty Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wayne Allen, acknowledged that such persons executed the same as the free act and deed of the said Wayne Allen.

Witness my hand and seal, this 28th day of July, 2017

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

Notary Public

My commission expires: 1/29/2020

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