BILL GARRETT, Davidson County
Trans:T20170068071 DEEDWARR
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Fees:13.00 Taxes:499.50
20170807-0080671

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Michelle Reich Affiant Subscribed and sworn to before me, this 4th day of August, 2017 Lisa S. Nitti Notary Public MY COMMISSION EXPIRES: 3/23/2021 (AFFIX SEAL)

OFFICIAL SEAL
LISA S NITTI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/23/2021

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Althea Marie Lumpress-Nelson 407 Columbus Trace Court Madison, TN 37115	New Owner	042-11-0B049.00-CO

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, I/we, **Michelle C. Reich, Sole Heir at Law of Frank Louis LeMay, deceased,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Althea Marie Lumpress-Nelson,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 407 of Heritage Village Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Heritage Village Condominium of record in Book 4758, Page 179, as amended in Book 4808, Page 829, as amended in Book 5102, Page 383, as amended in Book 6380, Page 989, Master Deed and By-Laws as amended in Book 6484, Page 287, as amended in Book 9654, Page 906, as amended in Instrument No. 20040804-0093767, By-Laws as amended in Book 9256, Page 848 and Instrument No. 20031229-0183195, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Amendment to Master Deed of record in Book 6484 Page 287, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Frank Louis LeMay by Warranty deed from Robert Stephen Bartley and wife, Martha Byron Bartley of record in Instrument No. 20070803-0092553 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 3, 3007. The said Frank Louis LeMay having since deceased on or about May 20, 2017. Title to property now vested in Michelle C. Reich by Affidavit of Heirship of record in Instrument No. 20170807-0080670, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 407 Columbus Trace 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 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 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 2nd day of August, 2017.

Michelle Reich

Michelle C. Reich

STATE OF IL

COUNTY OF COOK

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michelle C. Reich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 2nd day of August, 2017.

Lisa S Nitti

Notary Public

My Commission Expires:

3/23/2021

OFFICIAL SEAL
LISA S NITTI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/23/2021