Bill Garrett Davidson County
Batch# 46138 DEEDWARR
01/09/2018 12:59:22 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180109-0002915

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: DIANE S. AULT

TO: ROSA M. LIVINGSTON

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FORTY FIVE THOUSAND AND 00/100--- ($145,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, DIANE S. AULT, have bargained and sold, and by these presents, do transfer and convey unto the said ROSA M. LIVINGSTON, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 508 of Forest Pointe Condominiums, a Condominium Development as set forth in Plat Book 7900, Page 281 and as depicted and 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 Forest Pointe Condominiums of record in Book 7801, Page 463 as amended in Book 8050, Page 853 and Instrument Number 20030712-0097022, in the Register's Office of 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 easement now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

This being the same property conveyed to Diane S. Ault, by deed from Michelle R. Copen, Kirk E. Hevener, Kevin S. Hevener and Kara S. Schultz, devisees under the Will of Eugene E. Hevener of record in Instrument No. 20160324-0028000, dated March 15, 2016, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ROSA M. LIVINGSTON, her heirs and assigns forever. And I do covenant with the said ROSA M. LIVINGSTON, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except subject to matters shown on the Plan of record in Plat Book 7900, Page 281, RODCo., Tennessee, subject to the Master Deed of record in Book 7801, Page 463, amended in Book 8050, Page 853, Book 10412, Page 567 and Instrument No 20030712-0097022, RODCo., Tennessee, subject to restrictive covenants as set out in Book 7075, Page 790, corrected in Book 7079, Page 424, RODCo., Tennessee, subject to By-Laws in Book 11720, Page 152, RODCo., Tennessee, subject to Deed of Conveyance in Book 4607, Page 395 and Book 10360, Page 392, RODCo., Tennessee, subject to Base Assessments and Special

Assessments as set forth in the Master Deed of record in Book 7801, Page 463, RODCo., Tennessee, subject to easements as set forth in the Master Deed of record in Book 7801, Page 463, RODCo., Tennessee.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to ROSA M. LIVINGSTON, her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND this 5th day of January, 2018.

DIANE S. AULT

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 5th day of January, 2018, before me personally appeared DIANE S. AULT, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. The date my commission expires: 8/3/19. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SHONDA LONG STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY (SEAL)

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 5th day of January, 2018.

My commission expires: 8/3/19

SHONDA LONG STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY (SEAL)

NOTARY PUBLIC

SEND TAX BILLS TO: Owner
Rosa M. Livingston
508 Forest Pointe Place
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES:
Rosa M. Livingston

PROPERTY ADDRESS:
508 Forest Pointe Place
Antioch, TN 37013

MAP-PARCEL 150-09-0B-508.00