WARRANTY DEED

Bill Garrett Davidson County
Batch# 49362 DEEDWARR
01/19/2018 03:20:30 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20180119-0006019

Y-BR-17-1014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Shandale C. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

TENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shandale C. Manning	**New Owner**	
(NAME)	(NAME)	
1014 Heritage Dr.		**042-11-0A-014.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **VIVIAN ELAINE LYTLE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANDALE C. MANNING, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1014, on the Plan of Section One, Heritage Village Condominium, according to the Plat of record in Book 4715, page 59, in the Register's Office for Davidson County, Tennessee, and more particularly described in Master Deed of record in Book 4758, page 190 amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9654, page 906 and Instrument No. 20040804-0093787 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Vivian Elaine Lytle, an unmarried woman by Warranty deed from Joan Reimer, unmarried of record in Instrument No. 20140129-0007981 Register's Office for Davidson County, Tennessee, dated January 27, 2014 and recorded on January 29, 2014.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Book 4758, Page 190, amended 4808, Page 829 and Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287and Book 9654, page 906 and Instrument 20040804-0093767, Register's Office for Davidson County, Tennessee.
- Subject to a 32 foot Easement to Nashville Electric Service of record in Book 3573, Page 343, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4460, Page 110, in the Register's Office for Davidson County, Tennessee.
- Charter of Heritage Village Condominiums Homeowner's Association of record in Book 6418, page 478.
- Bylaws of record in Book 9256, Page 848 and Instrument No. 20031229-0183195, in the Register's Office for Davidson County, Tennessee.
- Easement in Book 4675, Page 46 and Book 5084, Page 580, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1014 Heritage Dr., 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 GRANTEE(S), their heirs and 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), 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 the 19th DAY OF JANUARY, 2018.

Vivian Elaine Lytle by Laura Mitchell, Attorney-In-Fact
Vivian Elaine Lytle by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VIVIAN ELAINE LYTLE, and who acknowledged he/she/they executed the same as the free act and deed of the said VIVIAN ELAINE LYTLE.

Witness my hand and official seal, this the 19th of January, 2018.

Stephanie Dome
Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019