Bill Garrett Davidson County
Batch# 65919 DEEDWARR
03/06/2018 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20180306-0021173

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Barbara J. Beasley
Affiant

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

Debra Paulsson
Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm. Exp. November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Barbara Beasley **George Beasley**	**NEW OWNER**	**042110A01200CO**
1012 Heritage Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Pauline C. Cross, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barbara Beasley and George Beasley, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson, County, Tennessee, being Unit No. 1012 of Section One, First Addition, Heritage Village Condominiums, a Condominium Development established pursuant to the provisions 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 Master Deed of Heritage Village Condominiums of record in Book 4758, Page 829, amended in Book 4808, page 829, further amended in Book 5102, page 383, further amended in Book 6380, page 989, further amended in Book 6484, page 287, further amended in Book 9654, page 906, and further amended in Instrument No. 20040804-0093767, 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 interests 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 the buildings thereof, said Unit being depicted on plat of record in Book 4715, page 59, Register's Office for Davidson County, Tennessee, 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 Pauline C. Cross, a single woman, by Warranty Deed from Peggy Cate, single, dated June 13, 2014, of record in Instrument No. 20140618-0053391, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants in 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 9654, page 906, and Instrument No 20040804-0093767.

All matters as shown on the plat of record in Plat Book 4715, page 59, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1012 Heritage Drive, Madison, TN 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 in 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.

Pauline C. Cross Date: 3-5-18
Pauline C. Cross

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Pauline C. Cross, the within named Grantor(s), 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.

Witness my hand, at office, this 5th day of March, 2018.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

