Bill Garrett Davidson County
Batch# 75659 DEEDWARR
04/03/2018 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20180403-0030749

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1116TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of March, 2018.

Notary Public
Commission Expiration:
2-25-20

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Larry Butler 1005 Heritage Drive Madison, TN 37115	**SAME AS NEW OWNER**	042 11 0A 005.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Sylvia R. Saffell and Gerald L. Waller and Carlton D. Waller, as Heirs of the Estate of Elton Lee Waller**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Butler, an unmarried man,** 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:

Property known as 1005 Heritage Drive Madison, TN 37115, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit No. 1005, together with the carport designated number 1005, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominiums, 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, Register's Office for Davidson County, Tennessee, to which reference is hereby made,

Being the same property conveyed to Elton Lee Waller, unmarried, by deed from Alfred J. Mason and wife, Cheryl W. Mason dated 09/30/2009 filed and recorded 10/02/2009 of record as Instrument No. 20091002-0091708, said Register's Office. Elton Lee Waller, having since died intestate on 10/2/2017, leaving as his heirs at law, Sylvia R. Saffell, Gerald L. Waller, and Carlton D. Waller. See Affidavit of Heirship recorded on 02/14/2018 as Instrument No. 20180214-0014512. See also Affidavit of Heirship recorded simultaneously herewith on _____, as Instrument No. __201804030030748___, said Register's Office.

The subject property is not the principal residence of the Grantors, nor their spouses or any dependents.

Tax Map and Parcel ID is as follows 042 11 0A 005.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1005 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 is unemcumbered, 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 hand this 30th day of March, 2018.

Sylvia R. Saffell, as Heir of the Estate of Elton Lee Waller

Gerald L. Waller, as Heir of the Estate of Elton Lee Waller

Carlton D. Waller, as Heir of the Estate of Elton Lee Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2018, before me personally appeared **Sylvia R. Saffell and Gerald L. Waller and Carlton D. Waller, as Heirs of the Estate of Elton Lee Waller**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of March, 2018.

BETH TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration:
2-25-20

LTE File No.: 18-1116TN

True Copy Certification

I, **Chasity Petty**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

