Return To: K20127
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 87762 DEEDWARR
05/03/2018 10:21:18 AM 2 pgs
Fees: $13.00 Taxes: $488.40

20180503-0042217

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 9-6-20
File No. G18-1570D

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melinda Sutherland, unmarried (NAME)	Pinnacle Bank (NAME)	042-11-0B-059.00-CO
615 Colony Trace Drive (STREET ADDRESS)	150 3rd Ave South, Ste 900 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Brian N. Chaffin and Anita J. Chaffin, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melinda Sutherland, unmarried,** 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:

Land in Davidson County, Tennessee, being Apartment Unit No. 615 on the plan of HERITAGE VILLAGE CONDOMINIUMS, created under title 66, section 27-101 et seq. as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 4758, page 179, and as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989 and further supplemented and amended by Instrument of record in Book 6484, page 287; Book 9654, page 906, Instrument No. 20040804-0093767 and Instrument No. 20140314-0021490, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit A of said supplement and amendment to the Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to Brian N. Chaffin and Anita J. Chaffin, husband and wife from Jennifer D. Hines, by Deed dated August 12, 2016, as Instrument No. 20160819-0086843, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. The premises herein is a condominium apartment 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, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums and recorded in Book 4758, page 179, Book 4808, page 829, Book 5102, page 383, Book 6380,

page 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195, Instrument No. 20040804-0093767 and Instrument No. 20140314-0021490, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) recorded in Plat Book 4460, page 110, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6418, page 478, Register's Office for Davidson County, Tennessee.
5. Transmission Line Easement as recorded in Book 3573, page 343, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 615 Colony Trace 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 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. Whenever 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 27th day of April, 2018.

Brian N. Chaffin — April 27, 2018 Date

Anita J. Chaffin — April 27, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Brian N. Chaffin and Anita J. Chaffin, husband and wife, the bargainor(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 and official seal, this 27th day of April, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066