Bill Garrett Davidson County
Batch# 89105 DEEDWARR
05/07/2018 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $628.63
20180507-0043273

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF ~~APRIL~~ May 2018.

Notary Public

MY COMMISSION EXPIRES: Oct 20 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Valerie J. Norman		042 11 0B 103.00
(NAME)	(NAME) NEW OWNER	
196 Heritage Trace Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars ($169,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diane L. Hendricks, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **Valerie J. Norman, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Apartment Unit No. 196 of Heritage Village Condominiums created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, and amended In Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by Instrument of record In Book 6484, Page 287, 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 Diane L. Hendricks, unmarried by Warranty Deed from Joe A. Lambert and Barbara J. Lambert, husband and wife dated November 24, 1993 and recorded December 15, 1993 in Book 9186, Page 890, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 196 Heritage 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 Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this 25 day of April, 2018.

Diane L. Hendricks

Diane L. Hendricks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Diane L. Hendricks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of April, 2018.

Laura Mathis

Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

File Number: FRN-182669SSO

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)

