STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

Bill Garrett Davidson County
Batch# 122604 DEEDWARR
07/31/2018 10:54:07 AM 2 pgs
Fees: $13.00 Taxes: $562.40
20180731-0074553

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2018.

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
MY COMMISSION EXPIRES: 12/15/21
File No. G18-2837

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sherley Edouard- Vance (NAME)	New Owner (NAME)	086-11-0B-004.00-CO
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(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, **Roberta Thomas, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherley Edouard- Vance, 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:

Located in Davidson County, Tennessee, further described as follows, to-wit:

Unit Number 5, Building 5, in Raintree Village, a condominium, created under Chapter 27, Title 64 of the Tennessee code Annotated, as amended, and as established by a Master Deed of record in Book 4753, page 140, as amended and modified by a Deed of amendment of record in Book 4980, page 378, Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat of Heritage Woods Condominium Apartments. Phase II and II-A, of record in Book 4860, page 62 through 64, Register's Office for said County, to which reference is hereby made. Garage Number 5-5-G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Roberta Thomas by Special Warranty Deed dated August 11, 2010 from The Secretary of Veterans Affairs, an Officer of the United States of America, recorded August 18, 2010, in Instrument Number 20100818-0065412, in the Official Records of Davidson County, Tennessee.

This is not the marital residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Master Deed/Amendments of record in Book 4753, page 140, Book 4980, page 378, Book 5165, page 781, Book 5172, page 77 and Instrument Nos. 20040428-0047940 & 20040826-01013606, said Register's Office.
2. Charter of HOA of record in Book 5088, page 854 and Book 4753, page 101, sadi Register's Office.
3. Agreement for Dedication of sanitary sewer easement of record in Book 5193, page821, said Register's Office.

4. Warranty Deed to State of Tennessee of record in Book 7704, page 716, said Register's Office.
5. Anchor Easement as recorded in Book 5578, page 752, Register's Office for Davidson County, Tennessee.
6. Sanitary Sewer Easement in Book 9418, page 950, Register's Office for Davidson County, Tennessee.
7. Bylaws/Amendments of record in Book 5122, page 878, Book 6229, page 970 and Book 10382, page 596, Register's Office for Davidson County, Tennessee.
8. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book4860, page 62-64, Register's Office for Davidson County, Tennessee.
9. Restrictions as recorded in Book 4743, page 258, Book 4753, page 100, and Book 5546, page 493, 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 617 Rockwood Drive, Hermitage, TN 37076.

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 25th day of July, 2018.

x Roberta Thomas

Roberta Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2018, before me personally appeared Roberta Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 25th day of July, 2018.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

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