Bill Garrett Davidson County
Batch# 123381 DEEDWARR
08/01/2018 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20180801-0075120

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of July, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Glenda Minton	Farmington Mortgage,	086-14-0C-013.00 CO
(NAME)	(NAME)	
3911 Dodson Chapel Road Apt. 13	2002 Richard Jones Road #300A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	

Warranty Deed

For and in Consideration of the sum of $235,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael Steven Cottrell, Trustee of the PMC Trust, dated August 30, 2016,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Glenda Minton, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 13 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857 and corrected by Scrivener's Affidavit of record in Instrument No. 20090706-0062212, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to PATRICIA J. COTTRELL, UNMARRIED, by deed from KAREN YATES, AN UNMARRIED PERSON, of record in Instrument No. 20070725-0088151, dated July 23, 2007, said Register's Office. Being further conveyed to THE PATRICIA J. COTTRELL REVOCABLE TRUST, DATED APRIL 20, 1994, by quitclaim deed from PATRICIA J. COTTRELL, of record in Instrument No. 20080111-0003480, dated January 7, 2008, said Register's Office. Being further conveyed to MICHAEL STEVEN COTTRELL TRUSTEE OF THE PMC TRUST, DATED AUGUST 30, 2016, by quitclaim deed from PATRICIA J. COTTRELL REVOCABLE TRUST, DATED APRIL 20, 1994, of record in Instrument No. 2016115-0120168, dated November 10, 2016, said Register's Office.

This property is __unimproved _X_improved property known as: 3911 Dodson Chapel Road Apt. 13, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of July, 2018.

PMC Trust, dated August 30, 2016

BY: Michael S Cottrell Trustee

Michael Steven Cottrell, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Steven Cottrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of the PMC Trust, dated August 30, 2016, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY