RECORDING INFORMATION

Bill Garrett Davidson County
Batch# 128432 DEEDWARR
08/13/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $632.70
20180813-0079869

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $171,000.00.

Jacqueline Coleman
Affiant

Sworn to and subscribed before me this 10th day of August, 2018.

Notary Public

My Commission Expires: 7.5.2021

(SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Jacqueline Coleman 251 Mayflower Ln N Madison, TN 37115	owner at property address	042-11-0B-072.00-CO

This Indenture is made on the 10th day of August, 2018, by and between **BRANDT MILLER AND TAYLOR MILLER, HUSBAND AND WIFE** ("Grantor"), and **JACQUELINE COLEMAN, UNMARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Being a certain condominium apartment situated in Davidson County, Tennessee, described as follows, to-wit:

Being Apartment Unit No. 251, together with the appurtenant common area 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; as supplemented and amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287, Book 9654, Page 906; and in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, as supplemented and amended. Reference is hereby made to the Plat of Heritage Village Condominiums set forth in Exhibit to Master Deed, as supplemented and amended, and as also shown on "As Built" plat of record in Book 6630, Page 247, said Register's Office, for a more complete and accurate identification and placement of such Unit.

Being the same property conveyed to Brandt Miller and Taylor Miller, husband and wife by Warranty Deed from Tami Renee Hutchins, an unmarried woman, of record in Instrument No. 20180423-0037792, Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 23, 2018.

This is improved property known as 251 Mayflower Ln N, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. Master Deed establishing a Horizontal Property Regime of Heritage Village Condominium of record in Book 4758, Page 179, as amended in Book 4808, Page 829, as amended in Book 5102, Page 383, as amended in Book 6380, Page 989, Master Deed and By-Laws as amended in Book 6484, Page 287, as amended in Book 9654, Page 906, as amended in Instrument No. 20040804-0093767.

3. By-Laws as amended in Book 9256, Page 848 and Instrument No. 20031229-0183195, Register's Office for Davidson County, Tennessee.

4. Charter for HOA of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 6979, Page 521, in the Register's Office for Davidson County, Tennessee.

6. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

7. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 10th day of August, 2018.

GRANTOR:

Brandt Miller

Taylor Miller

201808130079869

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BRANDT MILLER and TAYLOR MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of August, 2018.

Notary Public

My Commission Expires: 12/29/2019

KALEDA E CARTHRAN
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-29-19
Notary ID # 13048123-6

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019