Karen Y Johnson Davidson County
Batch# 143048 DEEDWARR
09/19/2018 04:02:50 PM 2 pgs
Fees: $13.00 Taxes: $632.70
20180919-0093073

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2018.

Notary Public

My commission expires:

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Karen Morrisey	FirstBank	042-11-0B-119.00
164 Heritage Trace Dr	318 Seaboard Lane, Ste. 205	
Madison, TN 37115	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda Molohon, married and James S Petty, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Karen Morrissey, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 164 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 of record in Book 6380, 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 Linda Molohon and James S. Petty, by Executor's Deed from Frances Crowe Petty, of record in Instrument No. 20140905-0081283, in the Register's Office of Davidson County, Tennessee, dated September 03, 2014; this house never having been a marital residence.

This is improved property known as **164 Heritage Trace Dr, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of September, 2018.

Linda Molohon
Linda Molohon

James S. Petty by Linda Molohon, attorney in fact
James S Petty by Linda Molohon Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER
Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Linda Molohon, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 14th day of September, 2018.

GREGORY D. FAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4.24.19

STATE OF TENNESSEE
COUNTY OF SUMNER
Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Linda Molohon, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of James S Petty for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for James S Petty, and is authorized by James S Petty to execute this instrument on hisr behalf.

Witness my hand and official seal this 14th day of September, 2018.

GREGORY D. FAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 4.24.19

SP 11/2015