STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 144433 DEEDWARR
09/24/2018 11:52:10 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20180924-0094382

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Shirley Byrns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 5-17-21
File No. G18-3153

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shirley Byrns (NAME)	CMG Mortgage, Inc. (NAME)	034-05-0A-003.00-C
(STREET ADDRESS)	3160 Crow Canyon Road, Suite #400 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	San Ramon, CA 94583 (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, **Heather Stauder, Heir of Vicki D. Wray,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shirley Byrns, an unmarried person**, 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:

BEING Unit No. 3, on the Plan of Monticello Manor, as of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vicki D. Wray by Deed dated May 28, 1993, recorded June 4, 1993, in Book 8971, Page 537, in the Register's Office of Davidson County, Tennessee. The said Vicki D. Wray having died on April 27, 2018, leaving title vested in Clarence W. Richards and Heather Stauder, as the only heirs at law of the said Vicki D. Wray. Also see Affidavits of Heirship of record in Instrument 20180924-0094379 and in Instrument 20180924-0094380, Register's Office for said County. Clarence W. Richards, QuitClaimed his interest to Heather Stauderby QuitClaim Deed dated 9.13.18 and recorded in Instrument #20180924-0094381, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 6250, Page 551, Register's Office for Davidson County, Tennessee.
2. Charter for Homeowners Association of record in Book 6643, Page 966, Register's Office for said County.
3. Common Area conveyed to Homeowners Association of record in Book 6716, Page 362, Register's Office for said County.
4. Easement Deed by Court Order to Sprint Communications Co. of record in Instrument 20140114-0003779, Register's Office for said County.
5. Drainage Easement of record in Book 3370, Page 148, Register's Office for said County.
6. Easement for Sanitary Sewer of record in Book 4530, Page 215, Register's Office for said County.
7. Bylaws of record in Book 6643, Page 950; Book 11259, Page 994; and Instrument 20050228-0021548, Register's Office for

Davidson County, Tennessee.
8. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

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 404 Thomas Jefferson Circle, 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 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 14th day of September, 2018.

Heather Stauder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2018, before me personally appeared Heather Stauder, 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 14th day of September, 2018.

D. TODD SHOLAR · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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