Karen Y Johnson Davidson County
Batch# 153524 DEEDWARR
10/23/2018 02:04:38 PM 2 pgs
Fees: $13.00 Taxes: $574.24
20181023-0105053

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRE-18-1204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $155,200.00.

Jordan L. Nguyen
Affiant

Subscribed and sworn to before me, this 18 **day of October, 2018.**

Dana Delworth
Notary Public
My commission expires: 07/06/20

JORDAN DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

06-1809-77027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Donna M. Pecci 204 Mayflower Lane S Madison TN 37115	NEW OWNER	042-11-0-B-014.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alice Elaine Turner, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Donna Pecci and Louis Pecci, wife and husband and William R. Pecci, unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Apartment No. 204 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 & By-Laws of record in Book 4758, Page 179, and amended in Book 4758, Page 179; and amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; and further supplemented and amended in Book 6484, Page 287; Book 9654, Page 906; Instrument No. 20040804-0093767; and amendment to By-Laws in Book 9256, Page 848; and Instrument No. 20031229-0183195, 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 as Exhibit "A" of said Supplement and Amendment to the Master Deed of record in Book 6484, Page 287, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Alice Elaine Turner, unmarried by deed from Myles M. Baldwin, Jr. unmarried, dated January 20, 1994, recorded January 24, 1994, of record in Book 9228, Page 153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 204 Mayflower Lane S, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 18th day of October, 2018.

Alice Elaine Turner

Alice Elaine Turner

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alice Elaine Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 18th day of October, 2018.

Charlotte A Burbank

Notary Public
State of Tennessee at Large

My Commission expires:



MY COMMISSION EXPIRES:
JULY 6, 2020