This Instrument Prepared by ~~and Return to:~~
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

**Return to:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-EXIT-18-178

Karen Y Johnson Davidson County
Batch# 162702 **DEEDWARR**
11/20/2018 01:49:21 PM 2 pgs
Fees: $13.00 Taxes: $609.39

20181120-0114284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $164,700.00.

Affiant

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

Subscribed and sworn before me this the 14th day of November, 2018.

Notary Public
My commission expires: 7/6/20

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Mattie E. Cartwright<br>178 Heritage Trace<br>Madison, TN 37115 | NEW OWNER | 042-11-0B 112.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DARIOUS JOVAN EDDINGS AND STEPHANIE JONES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTIE E. CARTWRIGHT, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Real Property in Davidson County, Tennessee, being Apartment Unit No. 178 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 in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989 and further supplemented and amended 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 in said Master Deed as supplement and amended. Reference is hereby made to the plat of Hermitage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Darious Jovan Eddings and Stephanie Jones by Quitclaim Deed from Clara Montero Dominguez and husband, Gilberto Gil Sergueda, dated 09/26/2013, of record in Instrument No. 201310022-0109985, said Register's Office.

Also being the same property conveyed to Clara Montero Dominguez and Gilberto Gil Sergueda by Warranty Deed from Charles D. Williamson, dated 05/24/2012, of record in Instrument No. 20120530-0046567, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 178 Heritage Trace, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

05 13

Witness my hand this the 16th day of November, 2018.

Darious Jovan Eddings

Stephanie Jones

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darious Jovan Eddings, 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 and official seal this 16th day of November, 2018.

My commission expires:
1/4/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie Jones, 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 and official seal this 16th day of November, 2018.

My commission expires:
1/1 7/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY