WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

Y-VRES-18-01046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Charles Spurlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AF

Karen Y Johnson Davidson County
Batch# 169902 DEEDWARR
12/04/2018 11:34:48 AM 2 pgs
Fees: $13.00 Taxes: $506.90

20181204-0118181

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hazel A. Parmer	**New Owner**	
(NAME)	(NAME)	**42-11-A-46.00CO**
1046 Heritage Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES SPURLOCK, MARRIED AND JACKIE MILLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAZEL A. PARMER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1046 and the carport designated as No. 1046, 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 amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Book 9654, Page 906 and 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 Plan of Heritage Village Condominium, Section One, Second Addition, of record in Plat Book 4955, Page 55, for a more complete identification and description of such Unit.

Being the same property conveyed to Mary Aycock, unmarried, by Warranty Deed from Richard Block, married, recorded May 19, 2015 in Instrument No. 20150519-0045959, Register's Office for Davidson County, Tennessee. The said Mary Aycock (aka Mary Edith Aycock) having since died intestate on July 12, 2018. Per Affidavit of Heirship recorded September 24, 2018 in Instrument No. 20180924-0094192, Register's Office for Davidson County, Tennessee, Charles Spurlock, Jr. and Jackie Miller are the sole heirs-at-law of Mary Edith Aycock.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 55, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 4460, Page 110, Register's Office for Davidson County, Tennessee.
- TMaster Deed establishing a Horizontal Property Regime of Heritage Village Condominiums of record in Book 4758, Page 179 amended in Book 4808, page 829, Book 5102, page 383, Book 6380, Page 989, Book 6484, page 287, Book 9654, page 906 and Instrument No. 20040804-0093767 , Register's Office for Davidson County, Tennessee.
- Charter of Heritage Village HOA of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.
- Amendment to the By-Laws of Heritage Village Condominium of record in Book 9256, Page 848 and Instrument No. 20031229-0183195, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4424, Page 740, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention of record in Book 6979, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line of record in Book 3573, Page 343, Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said

description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1046 Heritage Drive, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF NOVEMBER, 2018.

Charles Spurlock

Charles Spurlock

Jackie Miller By Charles Spurlock AS Attorney-In-Fact

Jackie Miller by Charles Spurlock, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES SPURLOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES SPURLOCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JackieMiller, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 30th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212