Karen Johnson Davidson County
Batch# 211926 DEEDWARR
04/01/2019 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $603.10
20190401-0028957

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2019.

Notary Public

My commission expires:
8-22-22

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Constance G. Heard	**SWBC Mortgage Corp**	**042110B00300CO**
105 Heritage Trace Drive	**9311 San Pedro #100**	
Madison, TN 37115	**San Antonio, TX 78216**	

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 HEREBY ACKNOWLEDGE, WE,

Jeffery D Harding, unmarried, and Sue Harding, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Constance G. Heard, unmarried woman

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:

Land in Davidson County, Tennessee, being apartment Unit No. 105 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, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further Supplemented and Amended by Instrument of record in Book 6484, page 287 and further amended in Book 9654, page 906, further amended in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units 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 amendment to the Master Deed of record in Book 9654, page 906, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jeffrey D. Harding, unmarried, and Ronald D. Harding and wife, Sue Harding, by Warranty Deed from Raymond G. Houle, dated October 6, 2016, of record in Instrument No. 20161007-0106328, Register's Office for Davidson County, Tennessee. Ronald D. Harding died on or about December 28, 2016, leaving Sue Harding as the sole surviving tenant by the entirety and fee simple owner of a one-half interest in subject property. Jeffrey D Harding is also known as Jeffery D Harding.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 105 Heritage Trace Drive, 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 in 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. 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.

Jeffery D. Harding Date: 3/6/19

Sue Harding Date: 3/6/19

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jeffery D. Harding, the within named Grantor(s), 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, at office, this 6th day of March, 2019.

D L Paulsson
NOTARY PUBLIC

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020 COUNTY OF SUMNER

My Commission Expires: 11-30-2020

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Sue Harding, the within named Grantor(s), 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, at office, this 6th day of March, 2019.

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020 COUNTY OF SUMNER

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

TRUE COPY CERTIFICATION

I, Kellie L. Parsons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Kellie L. Parsons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Kellie L. Parsons, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY