Name and Address of New Owner:
Shelly Green
504 Colony Trace Court
Nashville, TN 37115

Send Tax Bills To:
Shelly Green
504 Colony Trace Court
Nashville, TN 37115

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 239999 DEEDWARR
06/06/2019 12:41:31 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20190606-0054253

Map & Parcel No: 042110B09900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Betty Huffine, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shelly Green, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 504, on the plan of Heritage Village Condominiums, filed as Exhibit "B" to and as established by Supplement and Amendment to the Master Deed of Heritage Village Condominium of record in Book 6484, Page 287, which supplements and amends Master Deed of record in Book 4758, Page 179, as amended in Book 6380, Page 989 and Instrument 20040804-0093767, all in the 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, reference to which is hereby made for a more complete description of said Unit

Being the same property conveyed to Betty Huffine, a single woman by Warranty Deed from M. Lynn Whitaker and husband, Greg A. Whitaker dated July 21st 2014 and recorded July 25th 2014 in Instrument No. 20140725-0066077 in the Official Records of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2019.

Betty Huffine (SEAL)
Betty Huffine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2019, before me personally appeared Betty Huffine, 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's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2019.

WILLIAM CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$145,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of May, 2019.

Notary Public
My commission expires:
File No. 19-351

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022