Karen Johnson Davidson County
Batch# 249771 DEEDWARR
06/27/2019 03:18:30 PM 2 pgs
Fees: $13.00 Taxes: $584.60
20190627-0062680

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1369TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~135,000.00~~ $158,000 PP AMM

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of June, 2019.

Notary Public
Commission Expiration: 7-26-21

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sarah Raulerson 613 Colony Trace Dr Madison, TN 37115	InterLinc Mortgage Services 10613 W. Sam Houston Pkwy N. #200 Houston, TX 77064	042 11 0B 058.00

WARRANTY DEED

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 ACKNOWLEDGED, I, **Connie S. Ramsey, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Raulerson,** 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:

Property known as 613 Colony Trace Dr Madison, TN 37115, County of Davidson

Land in Davidson County, Tennessee, being Unit No. 613 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, an 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, 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 B of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to Connie S. Ramsey, unmarried, by deed from A&G Properties, LLC dated 12/19/2014, recorded 1/9/2015, filed of record in Instrument No. 20150109-0002462, said Register's Office.

Tax Map and Parcel ID is as follows 042 11 0B 058.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 613 Colony Trace Dr, 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 is unemcumbered, 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.

Witness my hand this 21st day of June, 2019.

Connie S. Ramsey

Connie S. Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2019, before me personally appeared **Connie S. Ramsey**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 21st day of June, 2019.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
Commission Expiration: 4/17/2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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 law.

Penny Y. Ray

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

LTE File No.: 19-1369TN