Karen Johnson Davidson County
Batch# 259790 DEEDWARR
07/22/2019 09:00:28 AM 2 pgs
Fees: $13.00 Taxes: $584.12
20190722-0071326

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Rachel L. LaFountaine
261 Mayflower Lane North
Madison, TN 37115

SEND TAX BILL TO:

MAP/PARCEL 042-11-0B-077.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn Stubblefield, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Rachel L. LaFountaine, married, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 261 on the plan of Heritage Village Condominiums, created under Title 66, Section 27-10], et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, and as amended in Book 4808, page 829, Book 5102, page 383, and in Book 6380, page 989, and further supplemented and amended by instrument of record Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Book 6418, page 478, Instrument No. 20031229-0183195, and Instrument No. 20040804-0093767, and Instrument No. 20140314-0021490, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit 261 as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the Plat of Heritage Village Condominiums set forth in Exhibit " A" 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 Carolyn Stubblefield, unmarried by Warranty deed from Elizabeth M. Abbott, unmarried of record in Instrument No. 20140701-0057433 Register's Office for Davidson County, Tennessee, dated June 24, 2014 and recorded on July 01, 2014.

This is improved property known as: **261 Mayflower Lane North, Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

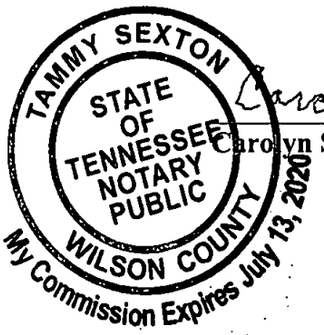
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 19th day of July, 2019.

WITNESS MY HAND on this the 19th day of July, 2019



Carolyn Stubblefield

Carolyn Stubblefield

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Carolyn Stubblefield,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of July, 2019.

NOTARY PUBLIC

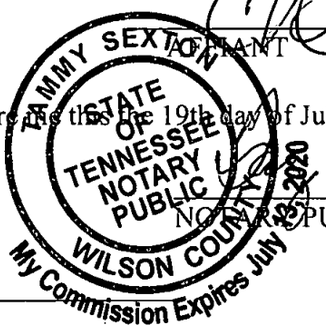
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $157,870.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of July, 2019.



NOTARY PUBLIC

My Commission Expires: _____

File No: 190380