Karen Johnson Davidson County
Batch# 262153 DEEDWARR
07/25/2019 09:39:30 AM 2 pgs
Fees: $13.00 Taxes: $662.30
20190725-0073079

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-20
(AFFIX SEAL)

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0413

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tabitha Neal	SAME	Map: 042110A00600CO
(NAME) 1006 Heritage Dr.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-NINE THOUSAND AND NO/100 DOLLARS ($179,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALISHA M. ETHERIDGE, A SINGLE WOMAN,

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

TABITHA NEAL,

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:

A Part of Heritage Village Condominium Tract as shown per Plat of record in Plat Book 4675, at Page 46, of Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 1006 on the said section plat together with the carport designated number 1006, as shown in and described by the Master Deed establishing horizontal property regime with respect to Heritage Village Condominium, including the plan and the administrative by-laws thereunto attached and exhibited, recorded in Book 4758, Page 179, of the Register's Office of Davidson County, Tennessee, as amended in Book 4808, Page 829, of the Register's Office Davidson County, Tennessee.

Being the same property conveyed to Alisha M. Etheridge, by deed from Victor Larry Smith, Ronald V. Smith and Alphonso L. Smith, of record in Instrument No. 20180212-0013784, dated February 8, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 46, said Register's Office; (3) Sewer Easement of record in Book 5515, Page 982, Register's Office for said County; (4) Charter for Homeowner's Association of record in Book 6418, Page 478, said Register's Office; (5) PUD Boundary of record in Plat Book 4460, Page 110, Register's Office for said County; (6) Easement to Nashville Electric Service of record in Book 3573, Page 343, Register's Office for said County; (7) Natural Gas Line Easement of record in Book 2494, Page 166, Register's Office for said County; (8) Storm Water Detention Agreement of record in Book 6979, Page 521, Register's Office for said County; (9) Deed of Conveyance for Sewer of record in Book 4695, Page 521 and Book 4806, Page 577, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4758, Page 179; Book 4758, Page 190 amended in Book 6484, Page 348; Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Book 9256, Page 848; Instrument 20031229-0183195; and Instrument 20040804-0093767, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1006 Heritage Dr., Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hands this 18th day of July, 2019.

Alisha M. Etheridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alisha M. Etheridge, 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, 18th day of July, 2019.

Notary Public

My Commission Expires:

1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19