Karen Johnson Davidson County
Batch# 289881 DEEDWARR
09/23/2019 02:43:58 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20190923-0096497

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAMES A. CRANE

1040 Heritage Drive
Madison, TN 37115

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
042110A040000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SUZANNE COYLE, Personal Representative, for THE ESTATE OF WILMA J. SANDERS, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to JAMES A. CRANE, hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 1040, together with carport designated number 1040, on the Horizontal Property Regime for Heritage Village Condominium, as recorded in the Master Deed of record in Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195 and Instrument No. 20040804-0093767 and further described in Plat Book 4675, page 46, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Wilma J. Sanders, unmarried, by Warranty Deed from Jerry L. Shrum and wife, Joyce A. Shrum, of record in instrument No. 20160513-0047830, dated May 12, 2016, and recorded May 13, 2016, in said Register's Office Davidson County, Tennessee. Wilma J. Sanders having since died testate on November 4, 2018 and pursuant to her Last Will and Testament filed in Case No. 18P1994 in Davidson County Probate Court, authorizes Suzanne Coyle, Personal Representative of said estate to sell and convey the subject property.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1040 Heritage Drive, Madison, Tennessee 37115.

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

GRANTOR covenant with GRANTEE that they are lawfully seized and possessed

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HENDERSONVILLE, TN
37075
615-824-0989

of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 20 day of Sept., 2019.

THE ESTATE OF WILMA J. SANDERS

Suzanne Coyle, Personal Representative

SUZANNE COYLE, PERSONAL REPRESENTATIVE

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared SUZANNE COYLE, Personal Representative for The Estate of Wilma J. Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged her self to be the Personal Representative, the within named bargainor, an Estate, and that she is a Personal Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as a Personal Repentative.

Witness my hand and seal at office, this 20 day of Sept., 2019.

J M Belote

NOTARY PUBLIC

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

AFFIANT

Subscribed to and sworn before me, this the 20 day of Sept., 2019.

J M Belote

NOTARY PUBLIC

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4.19.21

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