Karen Johnson Davidson County
Batch# 361062 DEEDWARR
02/21/2020 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20200221-0019363

WARRANTY DEED

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angela Moore	Gardner Financial Services, Ltd. DBA Legacy Mutual Mortgage	Parcel ID: 042 11 0B 005.00
(NAME) 109 Heritage Trace Drive	(NAME) 3503 Paesanos Parkway	
(ADDRESS) Madison, TN 37115	(ADDRESS) San Antonio, TX 78231-1225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gladys M. Benton, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela Moore, an 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:

Land in Davidson County, Tennessee, Being Apartment Unit No. 109 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, and 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 and Further Amended in Book 9654, Page 906 and Instrument No. 20040804-0093767, 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 Condominium set forth at Exhibit "A" of Amendment to the Master Deed of record in Book 9654, Page 906, said register's office, for a more complete identification and description of such unit.

Being the same property conveyed to Gladys M. Benton, an unmarried woman by Warranty Deed from Connie B. Bush, Trustee of the Bush Family Revocable Living Trust Agreement dated September 17, 2007 dated August 14, 2014 and recorded August 15, 2014 as Instrument No. 20140815-0073829, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 109 Heritage Trace Drive, 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 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 13 day of February, 2020

Gladys M. Benton by Ronald L. Benton Sr. as her Attorney in Fact

Gladys M. Benton by Ronald L. Benton, Sr., as her Attorney-inFact

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronald L. Benton, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of by Gladys M. Benton, as Attorney-in-fact, under Power of Attorney in Instrument No. 202002210019362, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Gladys M. Benton, under said Power of Attorney.

Witness my hand and official seal, this the 13th of February, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am 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
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)