WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel Joseph	SWBC Mortgage	Map & Parcel 042 11-OB 135.00
(NAME)	(NAME)	Karen Johnson Davidson County
132 Heritage Trace Drive	9311 San Pedro Avenue, Suite 100	Batch# 458525 DEEDWARR
(ADDRESS)	(ADDRESS)	08/17/2020 02:52:30 PM 3 pgs
Madison, TN 37115	San Antonio, TN 78216	Fees: $18.00 Taxes: $651.76
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20200817-0092225

For and consideration of the sum of Ten 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, Scott Morton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joel Joseph, an unmarried man, 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. 132 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 & By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380 Page 989 and further supplemented and amended in Book 6484, Page 287, Book 9654, Page 906 and Instrument No. 20040804-0093767, and amendment to By-Laws in Book 9256, Page 848 and Instrument No. 20031229-0183195, 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 "A" of said Supplement and Amendment to the Master Deed of Record in Book 6484, Page 287, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Scott Morton by deed from Ronald D. Cole and wife, Kristine M. Cole of record in Instrument 20161212-0129902, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to All matters as set forth in the Master Deed by By-Laws for Heritage Village Condominiums and Heritage Homeowner's Association of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906 and Instrument No. 20040804-0093767, and amendment to By-Laws in Book 9256, Page 848 and Instrument No. 20031229-0183195;, said Register's Office.

Subject to Charter of Heritage Village Homeowner's Association of record in Book 6418, Page 478, said Register's Office.

Subject to Sanitary Sewer Easement of record in 4675, Page 46 and Book 5515, Page 982, said Register's Office.

Subject to Easement Exception of record in 5084, Page 580, said Register's Office.

Subject to Stormwater Detention Agreement of record in 6979, Page 521, said Register's Office.

Subject to Easement, setback lines, note, environmental and conservation notes and all other matters as indicated on the plat of record set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed of record in 6484, Page 287 all as recorded in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 132 Heritage Trace Drive, Madison, TN 37115
(House Number) (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 my hand this 13th day of August, 2020.

Scott Morton

STATE OF TENNESSEE

COUNTY OF Robertson

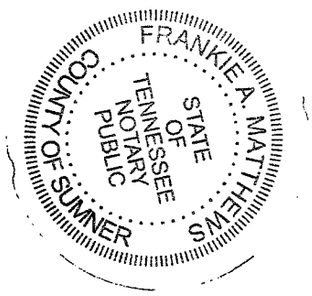
On this 13th day of August, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott Morton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

2-26-24

Notary Public,



202008170092225

True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON