Karen Johnson Davidson County
Batch# 486938 DEEDWARR
10/01/2020 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20201001-0113061

When recorded, return to:
Momentum Title
313 East Main Street #2
Hendersonville, TN 37075
File #: 6-8714-RL

PREPARED BY
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

9-30-2020
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29TH~~ DAY OF SEPTEMBER, 2020.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 21, 2022~~ 10/23/2023
(AFFIX SEAL)

05-NSH20-00145

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Hayes and Ramonia Hayes 140 Heritage Trace Drive Madison, TN 37115	David Hayes and Ramonia Hayes 140 Heritage Trace Drive Madison, TN 37115	041-11-0-B-131.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Perkins and Traci Perkins, Husband and Wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Hayes and Ramonia Hayes, Husband and Wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A" attached hereto and made a part hereof

Land in Davidson County, Tennessee, being Apartment Unit No. 140, on the plan of Heritage Village Condominium, 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, as amended in Book 4808, Page 829; Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287; Book 9654, Page 906; Instrument No. 20040804-0093767, and Instrument No. 20140314-0021490, in the 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 as Exhibit "A: of said Supplement and amendment to the Master Deed, for a more complete identification and description of such Unit.

24 month chain of title:

Being the same property conveyed to Richard W. Perkins, unmarried by deed from Christine B. Pilkinton, unmarried, dated May 24, 2000, recorded May 30, 2000, of record in Instrument No. 20000530-0053408, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 140 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of September, 2020

Richard Perkins

Traci Perkins

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 29th day of September, 2020, before me personally appeared **Richard Perkins and Traci Perkins**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Rini Farrell Schofill

My Commission Expires: March 21, 2022

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

