Karen Johnson Davidson County
Batch# 582351 DEEDWARR
03/02/2021 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20210302-0026985

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael VanHooser	New Owner at owners address	042110B03000CO
(NAME) 135 Heritage Trace Dr.	(NAME)	~~042110B00300CO~~
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I , **Shemica C. Keeton, a single woman** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael VanHooser, a single person,** HEREINAFTER CALLED THE GRANTEE, HIS 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 a certain condominium unit located in Davidson County, Tennessee, being Unit No. 135 on the Plan of Heritage Village, Section One, as of record in Plat Book 4460, Page 110, Register's Office for Davidson County, Tennessee.

Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829, as amended in Book 5102, Page 383, as amended in Book 6380, Page 383 and further supplemented and amended in Book 6484, Page 287, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shemica C. Ketton, by virtue of that certain Warranty Deed dated January 30, 2006, and being of record at Instrument No. 20060202-0013175 in the Register's Office of Davidson County, Tennessee.

Shemica C. Ketton is one and the same as Shemica C. Keeton

This conveyance is subject to all easements, restrictive covenants and conditions including those Charter recorded at Book 6418, Page 478, in the said Register's Office. Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. Book 4758, Page 179, , as amended at Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 383, Book 6484, Page 287, Instrument No. 20031229-0183191, 20031229-0183195 and 20040804-0093767 in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments. Located in the said Register's Office and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 135 Heritage Trace Dr. 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

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 25th day of February, 2021.

Shemica C. Keeton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shemica C. Keeton and** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of February, 2021.

Notary Public

My Commission Expires: 7.5.21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY