This Instrument prepared by:
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Karen Johnson Davidson County
Batch# 711170 DEEDWARR
09/07/2021 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20210907-0119848

WARRANTY DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Mark Eatherly II **155 Heritage Trace Dr.** **Madison, TN 37115**	**F&M Bank** **50 Franklin Street** **Clarksville, TN 37040**	**Map 42-11B** **Parcel 40.00 CO**

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM H. FARMER** and wife, **PATRICIA C. FARMER**, husband and wife (hereinafter referred to collectively as the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto **MARK EATHERLY II,** an unmarried man (hereinafter referred to as the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit (the "Property"):

Being Apartment Unit 155 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Maser 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, 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, for a more complete identification and description of such unit.

Being the same property conveyed to Marie I. Farmer, unmarried, by Warranty Deed from the Estate of H. Douglas Brantley, of record in Instrument No. 20010501-0043598, Registers Office for Davidson County, Tennessee dated April 18, 2001 and recorded on May 1, 2001. The said Marie Farmer having died on March 29, 2018, and whose estate was administered in the Probate Court for Davidson County, Tennessee, under Docket No. 18P621; and said property having vested in her son, William H. Farmer, who is the sole residual beneficiary of her Estate. Also being the same property conveyed to William H. Farmer and wife, Patricia C. Farmer, husband and wife, by Quitclaim Deed from William H. Farmer, Personal Representative of the Estate of Marie Farmer, of record in Instrument No.

20180425-0039113, Registers Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on April 25, 2018.

This is improved property known as 155 Heritage Trace Drive, Madison, Tennessee 37115.

THIS CONVEYANCE IS SUBJECT to:

(1) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Heritage Village, and recorded in Book 4758, page 179 amended 4808, Page 829 and Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287 and Book 9654, page 906 and Instrument 20040804-0093767, Register's Office for Davidson County, Tennessee;

(2) Easement(s) to NES of record in Book 3573, Page 343, in the Register's Office for Davidson County, Tennessee;

(3) By-Laws of Heritage Village Condominiums of record in Book 4758, page 190, and Book 6484, Page 287, and Book 9256, Page 848 and Instrument 20031229-0183195;

(4) Charter of Heritage Village Condominiums Homeowner's Association of record in Book 6418, page 478; and

(5) All easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, that GRANTORS 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his 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.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 30th day of August, 2021.

BY: William H. Farmer
WILLIAM H. FARMER

BY: Patricia C Farmer
PATRICIA C. FARMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William H. Farmer** and **Patricia C. Farmer**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged they are authorized to execute the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 30th day of August, 2021.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater, is $210,000.00.

Affiant

Sworn to and subscribed before me this 30th day of August, 2021.

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

April D Wideman
Notary Public
My Commission Expires: 3/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 30, 2021.

D. Shayne Adair

September 2, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd **day of** September, **2021.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY