File No. 270200133

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,5500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: . 3-11-

(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 03/02/07 12:14 2 pgs
Fees:13.00 Taxes:420.14

20070302-0025957

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob W. Ashley	Suntrust Mortgage	095-08-024.00
(NAME)	(NAME)	
310 Rachel Road	201 4th Ave. N 7th Fl.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Robert D. Heron and wife Anne R. Heron, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacob W. Ashley and ~~wife~~ S. Whitney Jones,* HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*both unmarried, as tenants in common with right of survivorship

Being Lot No. 177, on the Plan of EVA-MOR Heights, Section III, as of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert D. Heron, Married by deed dated 3/3/2006 from Mike Curtis and wife, Patricia Curtis of record in Instrument No. 20060303-0025231, Register's Office for said County.

Subject to all matters as set forth per Plat Book 1835, Page 92, Register's Office of said County.

Anne R. Heron joins in this conveyance to convey any and all rights she may have in this property.

Carolyn W. Morrow executes this Instrument as Attorney-in-Fact on behalf of Robert D. Heron pursuant to a specific Power of Attorney of record in Instrument No. 20070302-0025955, Register's Office for said County.

The signature of Anne R. Heron is signed by her duly-appointed Attorney-in-fact Carolyn W. Morrow pursuant to the Power of Attorney recorded in Instrument No. 20070302-0025956 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 310 Rachel Road, Nashville, TN 37214
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 23rd day of February, 2007.

Anne R. Heron

Anne R. Heron

by Carolyn W. Morrow attny-in-fact

By: Carolyn W. Morrow, Attorney-in-Fact

Robert D. Heron

Robert D. Heron,

By: Carolyn W. Morrow attny-in-fact

Carolyn W. Morrow, His Attorney in fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, Anne R. Heron the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of February, 2007.

Commission expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carolyn W. Morrow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. _____ Registers Office for Davidson, the **Attorney-in-Fact** of Robert D. Heron (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 23rd, day of February, 2007..

My Commission Expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

, Notary Public.

File Number: 270200133

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carolyn W. Morrow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. _____ Registers Office for Davidson, the **Attorney-in-fact** ofAnne R. Heron (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 23rd day of February, 2007.

My Commission Expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

,Notary Public