WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **April, 2011**

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Dallas and Karen Dallas	New Owners	162090B10500CO
(NAME) 5600 Country Drive Unit #192	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Dru Ann Heffington**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennis Dallas and Karen Dallas**, husband and wife, 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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows to-wit:

Town House No. 192, Building No. 1, including the garage therewith, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominium, Phase 3, of record in Book 4860, page 1; as amended in Book 4890, page 372 together with Master Deed in Book 4918, page 116 as amended in Book 4958, page 346, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dru Ann Heffington by Warranty Deed dated January 19th, 2006 recorded in Instrument No. 20060123-0008139, in the Register's Office of Davidson County, from Richard P. Schmidt, Walter Schmidt, Cindy Wilson and Kay A. Chase as the Heirs at law of the Estate of Joan K. Schmidt, deceased, probated in the seventh Circuit Court of Davidson County Tennessee (Probate Court) Docket NO. 04P-1696. An Order closing Estate was entered April 12, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5600 Country Drive, Unit #192, Nashville, TN 37211

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, has 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.

Davidson County DEEDWARR
Recvd: 05/03/11 15:54 3 pgs
Fees:18.00 Taxes:360.75
20110503-0033919

Witness our hands this **29th** day of **April, 2011**

Dru Ann Heffington

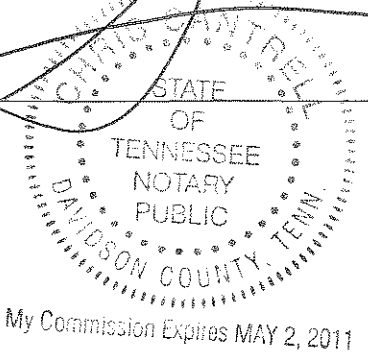
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Dru Ann Heffington**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **April, 2011**

Notary Public

My commission expires: _____



My Commission Expires MAY 2, 2011

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead 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: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE