WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110029479 DEEDWARR
Recvd: 05/18/11 09:28 2 pgs
Fees:13.00 Taxes:499.29
20110518-0037956

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/20/11.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florence K. Morris	New Owner	52-13-0-B-276.00
(NAME)	(NAME)	
3309 Penn Meade Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Jamie L. Heckert, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Florence K. Morris, a single woman, 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:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of River Glen, Phase III, Section 2 of record in Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jaime Lynn Smith, by Quitclaim Deed of record in Instrument Number 20060605-0065823 Register's Office for Davidson County, Tennessee. Jamie Lynn Smith is now married to Jerry R. Heckert and Jamie Lynn Smith is now known as Jamie L. Heckert. Jerry R. Heckert hereby joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property. Jamie Lynn Heckert and Jamie L. Heckert are one and the same person.

Subject to all matters as shown on Plan of River Glen, Phase III, Section 2 of record in Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20030617-0083416, Instrument No. 20040915-0111299,Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in Book 6762, page 208; Book 7566, page 571, in Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee. Homeowners Association Charter of record in Book 8069, page 158 and Instrument No. 20020425-0051348, Registers' Office for Davidson County, Tennessee. Subject to Water and Sewer Easements of record in Book 7061, page 196, Registers' Office for Davidson County, Tennessee. All matters on the plan of record in Book 6900, pages 650 and 651, in Book 6900, page 671, and Book 9700, page 858, Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument No. 20010816-0088874, Registers' Office for Davidson County, Tennessee. Conveyance of common areas of record in Instrument No. 20020503-0054718, Registers' Office for Davidson County, Tennessee. Easement of record in Book 7296, page 484, Book 11030, page 731, Book 3961, page 681, Registers' Office for Davidson County, Tennessee. Rights of others in and to the common areas and/or elements of River Glen. Lien for special assessments as contained in the recorded restrictions. Master Deed for River Glen of record in Book 7566, page 571, and in Book 6762, page 208; and By-Laws of River Glen Homeowner's Association attached thereto. Deed to River Glen HOA in Instrument No. 20041217-0150273, Registers' Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3309 Penn Meade Way, 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 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, 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 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 16th day of May, 2011.

Jamie L. Heckert

Jerry R. Heckert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie L. Heckert and Jerry R. Heckert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 16th day of May, 2011.

Commission expires: ~~July 29, 2013~~ 3.3.14

~~Tahira J. Pyszka~~ Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County