WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20120035956 DEEDWARR
Recvd: 05/16/12 10:51 2 pgs
Fees:13.00 Taxes:351.13
20120516-0042309

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Porsha V. Roby	U.S. Bank	Map 136-3-C
(NAME)	(NAME)	
3848 Priest Lake Drive	P.O. Box 190010	Parcel 54 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Little Rock, AR, 72219	
(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, **WILLIAM C. HINEMAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PORSHA V. ROBY, AN UNMARRIED PERSON,** 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 Unit No. 7 on the Plan of Heritage Village of Priest Lake Park Condominiums, Section 1, according to the Master Deed of record in Book 5097, page 855, as amended in Book 5192, page 243, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed and more particularly described in Plat Book 4860, page 98, said Register's Office, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to William C. Hineman and Elberta C. Hineman, husband and wife, by deed from Frances I. Gurzinski, unmarried, of record in Instrument No. 20040922-0114190, said Register's Office. Elberta C. Hineman has since died, vesting title solely in William C. Hineman as the surviving tenant by the entirety.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 4860, page 98, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5097, page 855, Book 5192, page 243, Book 4860, page 98, Book 5292, page 747, Book 5292, page 749, Book 5459, page 679 and Book 5562, page 833, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3848 Priest Lake Drive, Nashville, Tennessee 37217
(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 11 day of May, 2012.

William C. Hineman

William C. Hineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Hineman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of May, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public