WARRANTY DEED

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2012.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everton A. Heron	Everton A. Heron	086100B11600CO
(NAME)	(NAME)	
116 Noel Cove Circle	5555 Craftwood Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120689

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, LINDA H. VAUGHN, UNMARRIED AND ROBIN WHEELER, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EVERTON A. HERON, A MARRIED MAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 116 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20080924-0141428, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being all of the same property conveyed to Linda H. Vaughn and Robin Wheeler by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated February 23, 2012, and filed of record in Instrument 20120229-0017413, Register's Office aforesaid.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Noel Cove and the By-Laws appended thereto, of record in Instrument 20030924-0141428, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 116 Noel Cove Circle, Hermitage, TN 37076

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20120036318 DEEDWARR
Recvd: 05/17/12 10:09 2 pgs
Fees:13.00 Taxes:592.00
20120517-0042720

Witness our hands this 15th day of May, 2012.

Linda H. Vaughn

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda H. Vaughn and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Linda H. Vaughn and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2012.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public