WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130094853 DEEDWARR
Recvd: 11/06/13 11:18 2 pgs
Fees: 13.00 Taxes: 832.50

20131106-0115144

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **21st** day of **October, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Heithaus	Owner	104-04-0D-007.00-C0
(NAME)	(NAME)	
~~1018 17th Avenue S #3~~	405 Baltimore Road	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37212~~	Rockville, MD 20850	
(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, **T. Michael Jones**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John L. Heithaus, married**, 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 Condominium Apartment in Davidson County, Tennessee, being Unit 3 (1018 17th Avenue South) of Lincoln Court Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit C to the Master Deed of record in Book 6942, Page 585, and amended in Book 7357, Page 854, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to T. Michael Jones by Quitclaim Deed dated February 18, 2010, of record in Instrument No. 20100302-0015590, Register's Office for Davidson County, Tennessee.

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 1018 17th Avenue S #3, Nashville, TN 37212

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.

Witness our hands this 21st day of October, 2013

X _____

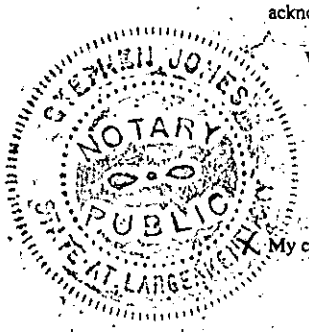
X T. Michael Jones
T. Michael Jones

_____ _____

X STATE OF KY
X COUNTY OF Hardin

Personally appeared before me, the undersigned authority, T. Michael Jones, 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 band and official seal, this 21st day of October, 2013



X _____ 437178
Notary Public

X My commission expires: 3/5/15

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122