BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140017624 DEEDWARR
Recvd: 03/17/14 09:11 2 pgs
Fees:13.00 Taxes:843.60
20140317-0021676

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Pantoja	New Owner	Map 171-3-B
(NAME)	(NAME)	Parcel 215
601 Old Hickory Boulevard, Unit 21		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **THOMAS HECKMAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THERESA PANTOJA, UNMARRIED,** 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:

Certain property in Davidson County, Tennessee, described as Unit No. 21 of Phase Two, Section Six, TOWNHOMES OF FREDERICKSBURG, a Horizontal Property Regime (Private Element) located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Phase Two, Section Six, TOWNHOMES OF FREDERICKSBURG, recorded in Plat Rook 9700, pages 953 and 954, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 7798, page 843, Book 8920, page 65 as amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541; Book 10126, Page 435 as amended in Book 10224, page 683, and corrected in Book 10294, page 850, Book 11550, page 531 as amended in Book 11682, Page 75, and further amended in Instrument No. 20000719-0070558, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of TOWNHOMES OF FREDRICKSBURG, contained in the Declaration of Covenants, Conditions & Restrictions, and Bylaws appended thereto, recorded in Book 8920, page 45 as amended in Book 10694, page 539, Book 10126, page 486 as amended in Book 10275, page 959; and Book 11550, page 554, said Register's Office are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Thomas Heckman, unmarried, by Warranty Deed from Susan E. Hayes Easterday and husband, Brendan Easterday, of Record in Instrument No. 20041229-0153884, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 953 - 954, said Register's Office; (c) restrictive covenants of record in Book 7798, page 843, Book 8940, page 65, Book 9500, page 393, Book 9860, page 840, Book 10694, page 541, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 11550, page531, Book 11682, page 75, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office; and (d) Bylaws of record in Book 8920, page 45, Book 10694, page 539, Book 10126, page 486, Book 10275, page 959 and Book 11550, page 554, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Boulevard, Unit 21, Brentwood, TN 37027
(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 14th day of March, 2014.

Thomas Heckman

Kryssi Heckman

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 Thomas Heckman and Kryssi Heckman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015