Davidson County DEEDWARR
Recvd: 08/11/14 15:04 2 pgs
Fees:13.00 Taxes:982.35
20140811-0072379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Ward Heilbronn and Donna Griffith Heilbronn, husband and wife	CMC Funding Inc.	082090J31600CO
(NAME)	(NAME)	
3009 New Natchez Trce	804 Green Valley, Suite 106	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Greensboro, NC 27408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand Five Hundred And No/100 Dollars ($265,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Abigail K. Reynolds aka Abigail K. John Zachary Reynolds, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Ward Heilbronn aka Michael W. Heilbronn and Donna Griffith aka Donna G. Heilbronn, husband and wife**, 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. 316 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, as amended in Instrument No. 20070402-0038744, 20070724-0087901, 20071010-0120740, & 20100622-0048863; Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set set forth in said Master Deed.

Being the same property conveyed to Abigail B. Kuch, an unmaried resident of the State of Tennessee, by Warranty Deed from Lawrence Bros., LLC, a Tennessee limited liability company dated April 30, 2008 of record in Instrument No. 20080507-0047338, Affidavit of record in Instrument No. 20130826-0089407, dated 8/2/13, recorded on 8/26/13, Register's Office for Davidson County, Tennessee. The said Abigail B. Kuch having since married and is now known as Abigail B. Reynolds.

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 316 Van Buren Street, Nashville, TN 37208

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 18th day of July, 2014.

Abigail B. Reynolds by Scott Troxel, Attorney In Fact

John Zachary Reynolds, by Scott Troxel, Attorney In Fact

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Scott Troxel , to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Abigail K. Reynolds and John Zachary Reynolds, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Abigal K. Reynolds and John Zachary Reynolds, for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SUSAN L. HEINRICH

Notary Public

My Commission Expires: 8/29/2014

True Copy Certification (SEAL)
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17