Davidson County	DEEDWARR
Recvd: 11/04/14 08:11	3 pgs
Fees:18.00 Taxes:671.55	
20141104-0101517	

MFR-141947

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Beverley O. Lonsdale Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

MARIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Beverley O. Lonsdale Miller	U.S. Bank, N.A.	173 09 0A 092.00
(NAME)	(NAME)	
628 Saint Jules Lane	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville 37211	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-One Thousand Five Hundred And No/100 Dollars ($181,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eric Heath and Kimberly Heath, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beverley O. Lonsdale Miller, a single woman,** 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 Lot or Unit 91, Section 2, Plan of Revision One, Lenox Village, as shown on plat of record in Instrument No. 20020705-0081261, revised by Instrument No. 20020731-0091872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same premises conveyed to Eric Heath, (marital status to be determined) and Kimberly Heath, (marital status to be determined) by Special Warranty Deed from Emily A. Gates, unmarried dated November 15, 2007 and recorded in December 03, 2007 in Instrument No. 200712030139789, in said Register's Office for Davidson County, Tennessee. The said Kimberly Heath also being known as Kimberly R. Heath. *

(2)

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.

(2) * Eric Heath and Eric R. Heath being one and the same

unimproved ☐
This is improved ☒ property, known as 628 Saint Jules Lane, Nashville, TN 37211

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 30th day of October, 2014.

Eric Heath

Kimberly Heath
by Eric Heath, Attorney-in-Fact
BY Eric D Heath
ATTORNEY IN FACT

STATE OF Tennessee
County OF Williamson

I, a Notary Public, do hereby certify that Eric Heath, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of October, 2014.

Laurie Mathis Harris
Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3-25-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Eric Heath,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Kimberly Heath** and who acknowledge that he executed the same as the free act and deed of the said **Kimberly Heath** by virtue of a Power of Attorney, duly executed and appearing of record in Record Book **20141104-0101516** Page _____, said Register's Office.

WITNESS my hand and official seal at Franklin, Tennessee this 30th day of October, 2014.

Laurie Mathis Harris
NOTARY

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 3-25-18

File Number: MFR-141947

True Copy Certification

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

My Commission Expires: 12/18/17

