NEW OWNER:

Charles Christofersen
822 Hillview Heights
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-1068

Map 105 Group 14-0-C Parcel 047.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140092381 DEEDWARR
Recvd: 12/10/14 12:35 3 pgs
Fees:18.00 Taxes:1184.00
20141210-0113106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANDREW S. HEIMAN** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHARLES CHRISTOFERSEN, AN UNMARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 822 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on "Exhibit C" in the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

BEING the same property conveyed to Andrew S. Heiman, by Warranty Deed from Steven G. Abiadal, single, dated September 24, 2010, and of record in Instrument No. 20110104-0001077, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 822 Hillview Heights, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of **December, 2014**.

ANDREW S. HEIMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANDREW S. HEIMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 5th day of **December, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **320,000.00** .

AFFIANT

Sworn to and subscribed to before me 5th day of **December, 2014**.

NOTARY PUBLIC

My commission expires: 3/4/18

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY