Davidson County	DEEDWARR
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Fees:23.00 Taxes:1176.60	
20150713-0067923	

#32460

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32460-06-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $318,000.00. Affiant Subscribed and sworn to before me this 13th day of July, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Robert A. Maier, Anne A. Maier 231 Hearthstone Manor Lane Brentwood, TN 37207	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 160 15 0 A 054 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dana F. Hessey, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A. Maier and Anne A. Maier, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 231 Hearthstone Manor Lane, Brentwood, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Ed L. Hessey joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of July, 2015.

Ed L. Hessey

Dana F. Hessey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ed L. Hessey and Dana F. Hessey**, 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, at office, this 13th day of July, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 54, Bldg. 13 on the Plan of Phase IV Hearthstone Manor, as of record in Plat Book 6250, page 990, revised in Book 6200, page 642, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Neil G. Fite and wife, Sue Todd Fite, by deed dated September 29, 1987 from Radnor/Nashville Corporation of record in Book 7367, page 258, Register's Office for Davidson County, Tennessee. Sue Todd Fite died on July 10, 1997, intestate, leaving Neil G. Fite, as surviving tenant by the entirety. The said Neil G. Fite died on September 6, 1997, intestate, leaving as his sole heir at law, Dana F. Hessey. See Affidavit of Heirship of record in Instrument No. 200605250061320, Register's Office for Davidson County,Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 675-603.
3. Restrictive covenants contained in an instrument of record in Book 5409, page 485, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for Hearthstone Manor of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, made applicable Book 6916, page 230, re-recorded in Book 7393, page 749, amended in Book 7398, page 907, Book 7403, page 563, and in Book 11404, page 149, and restated in Instrument No. 20060510-0054690. Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. By-Laws of Hearthstone Manor Homeowners Association, Inc., of record in Book 7403, page 568, amended in Instrument No. 20080624-0064983, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Hearthstone Manor Homeowners Association, Inc. of record in Book 7393, page 746, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 990, Revised in Book 6200, page 642, Register's Office for Davidson County, Tennessee.
8. Hearthstone Manor Homeowners Association, Inc. Rules and Regulations recorded in Book 11749, page 481, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016