Davidson County	DEEDWARR
Recvd: 08/11/15 13:20	5 pgs
Fees:28.00 Taxes:878.75	
20150811-0080342	

This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22797.2015

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Jennifer G. Hensley	Reliance	128 12 O C 009.00 co
1108 Woodbury	Peoples Home Equity	
Falls Court	150 N. Seven Oaks	
Nashville, TN 37221	Knoxville, TN 37922	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Chelsea E. Heckart now known as Chelsea E. Herman, a married woman and Frederick Steitzer, an unmarried man**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jennifer G. Hensley, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 1108 on the Plan of Woodbury Townhomes, Phase 1, established under Exhibit E of the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20050216-0017693, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed Chelsea E. Heckart, an unmarried woman and Frederick Steitzer, an unmarried man, by Deed dated June 18, 2009 from Marquis Homes, LLC and being of record in Instrument Number 20090623-0058475, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of Covenants of record in Instrument Number 20060310-0028278 and 20080201-0010772, said Register's Office.
5. Any and all notes and matters on the Plan of record in Instrument Number 20050216-0017693, said Register's office.
6. Charter for Woodbury Estates homeowners association of record in Instrument Number 20060309-0027744 and 20140530-0046691, said Register's Office.
7. Subject to an easement to Gallardia Properties, Inc. for water quality pond of record in Instrument Number 20120810-0071791, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1108 Woodbury Falls Court, Nashville, Tennessee 37221.

Executed on this 6th day of August, 2015.

Chelsea E Herman
Chelsea ~~H~~E Herman
Formerly known as Chelsea E. Heckart

Frederick Steitzer
Frederick Steitzer

By: Chelsea E Herman
Chelsea ~~H~~E Herman
Attorney in Fact pursuant to POA of record in Instrument Number 20150811-0080341, RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Chelsea ~~H~~E Herman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of August, 2015.

Notary Public

DAVID M. JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 2/14/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Chelsea ~~H~~E Herman, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Frederick Steitzer, and further acknowledged that she executed same as the free act and deed of Frederick Steitzer.

Witness my hand this 6th day of August, 2015.

NOTARY PUBLIC

DAVID M. JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 2/14/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Chelsea ~~H.~~ E Herman, being first duly sworn and having executed the above instrument as attorney-in-fact for Frederick Steitzer, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 6th day of August, 2015.

Chelsea E Herman
Chelsea ~~H.~~ E Herman

Sworn to and subscribed before me this 6th day of August, 2015.

NOTARY PUBLIC

DAVID M. JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 2/14/16

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $237,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 7th day of August, 2015.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

