This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $175,650.00.

Affiant

Subscribed and sworn before me this the 28th day of January, 2016.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Walter J. Heeney 5044 Lake Point Ct. Stow, OH 44338	Walter J. Heeney 5044 Lake Point Ct. Stow, OH 44338	129-11-0-A-408.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CAROL ELISE HAMILTON, ADMINISTRATOR OF THE ESTATE OF EDWARD B. STERLING, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WALTER JOHN HEENEY, TRUSTEE OF THE WALTER JOHN HEENEY REVOCABLE TRUST DATED FEBRUARY 27, 2007, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 408 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Cloister at St. Henry, Phase 1B, of record in Book 6237, page 665, as amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plan for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for complete identification and description of such unit.

Being the same property conveyed to Edward B. Sterling, unmarried by Warranty Deed from Margaret S. Bettis, unmarried, of record in Instrument No. 20121204-0111176, Register's Office for Davidson County, Tennessee, dated December 03, 2012 and recorded on December 04, 2012.

The said Edward B. Sterling having since died on June 24, 2014, an Order for Intestate was entered on July 31, 2014 in the Probate Court for Davidson County, Tennessee, filed as Probate Docket Number 14P-1227.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 408 Siena Drive, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20160008340 DEEDWARR
Recvd: 02/01/16 11:05 2 pgs
Fees:13.00 Taxes:649.91
20160201-0009362

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 28th day of January, 2016.

Estate of Edward B. Sterling

Carol Elise Hamilton, Administrator

Carol Elise Hamilton, Individually

Clair Elaine Demonbreun, Individually

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Carol Elise Hamilton**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **Her** oath acknowledged **HERSELF** to be the **Administrator** of the within named bargainor, a **ESTATE OF Edward B. Sterling**, and that **SHE**, as such **Administrator**, executed the foregoing instrument for the purposes therein contained by signing the name of the **ESTATE OF Edward B. Sterling** by the said **Carol Elise Hamilton** as such **Administrator**.

Witness my hand and official seal this 28th day of January, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carol Elise Hamilton and Clair Elaine Demonbreun** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY