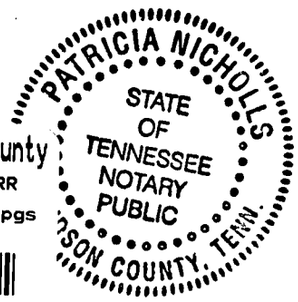
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20160024042 DEEDWARR
Recvd: 03/24/16 13:10 2 pgs
Fees: 13.00 Taxes: 358.90



20160324-0028000

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2016.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Diane Ault	NEW OWNER	Parcel ID:
309 Canberra Ct.	309 Canberra Ct.	150090B50800
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michelle R. Copen and Kirk E. Hevener and Kevin S. Hevener and Kara S. Schultz, Devisees under the Will of Eugene E. Hevener

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Diane Ault , unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 508, on the Plan of Second Revision, Forest Pointe Condominiums, of record in Plat Book 7900, Page 281, and Final Revisions in Book 8050, Page 853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eugene E. Hevener, unmarried, by deed from Fox Ridge Homes, Inc. of record in Book 8074, Page 623, said Register's Office, dated March 23, 1990. The said Eugene E. Hevener died testate on December 14, 2015 and the Will was admitted to Probate as Probate No. 16P-160, of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Eugene E. Hevener.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 7075, Page 790; Book 7079, Page 424; Book 10412, Page 567; Book 7801, Page 463; Book 8050, Page 853; Instrument 20030712-0097022; Book 7801, Page 503; Book 11720, Page 152, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 281, and Final Revisions in Book 8050, Page 853, said Register's Office; (3) Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 13, and Book 3463, Page 126, said Register's Office; (4) Agreement with Colonial Pipeline Co. of record in Book 3852, Page 679, said Register's Office; (5) Right of Way Easement of record in Book 4607, Page 424, said Register's Office; (6) Deed of Conveyance of record in Book 10360, page 335, (Sewer) and page 392, (Water Main) said Register's Office.

The signature of Kirk E. Hevener, Kevin S. Hevener, and Kara S. Schultz is signed by his/her/their duly appointed Attorney-in-Fact, Michelle R. Copen, pursuant to the Powers of Attorney of record in ~~Instrument~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, Instrument 20160324-0027999, and Instrument 20160324-0027998, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 508 Forest Pointe Pl., Antioch, TN 37013

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, have 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 15th day of March, 2016.

Estate of Eugene E. Hevener
By:

Michelle R Copen

Michelle R. Copen, Devisee

KIRK E HEVENER by, Michelle R Copen, AIF

Kirk E. Hevener, Devisee
By: Michelle R. Copen, Attorney-in-Fact

KSK

Kevin S. Hevener, Devisee

KARA S Schultz by Michelle R Copen, AIF

Kara S. Schultz, Devisee
By: Michelle R. Copen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle R. Copen and Kevin S. Hevener 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 and official seal at Nashville, Tennessee, this 22nd day of March, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Michelle R. Copen, 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 on behalf of Kirk E. Hevener and Kara S. Schultz as his/her/their Attorney in Fact as the free act and deed of the within named Kirk E. Hevener and Kara S. Schultz.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.