THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026687**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,000.00. Affiant Subscribed and sworn to before me, this 6th day of April, 2016. Notary Public My Commission Expires: 9-5-2016

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160029344 DEEDWARR
Recvd: 04/11/16 14:48 2 pgs
Fees:13.00 Taxes:1550.30
20160411-0034603

WARRANTY DEED

Address New Owner: Harrison Heiman, Jr. and Lindsay Heiman 2324 A Carter Ave. Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-04-0U-002.00 CO

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, **Jeffrey D. West and wife, Cynthia G. West** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Harrison Heiman, Jr. and Lindsay Heiman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 2324 CARTER AVENUE, a Horizontal Property Regime with private elements, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150714-0068318, amended at Instrument No. 20150716-0069762, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jacob Paul Plahuta and Melanie Plahuta, husband and wife to Jeffrey D. West and wife, Cynthia G. West as recorded on the 14th day of July, 2015 in Instrument No. 20150714-0068317 and Warranty Deed from Henry B. Deering, Jr., an unmarried man to Jacob Paul Plahuta, an unmarried man as recorded on the 27th day of February, 2012 in Instrument No. 20120227-0016836, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSEBANK PARK, as recorded in Plat Book 2083, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150714-0068318, amended at Instrument No. 20150716-0069762.

This is improved property located at 2324 A Carter Ave. Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2016.

Jeffrey D. West

Cynthia G. West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey D. West and Cynthia G. West, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018