Davidson County	DEEDWARR
Recvd: 05/11/16 16:13	3 pgs
Fees:18.00 Taxes:2327.30	
20160511-0047105	

WARRANTY DEED

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$629,000.00.**

Affiant

Subscribed and sworn to before me this 9 day of May, 2016

Notary Public
My Commission expires 5-18-18 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Rosegold Trust, dated March 31, 2016	The Rosegold Trust	044-15-0-422.00
1007 Riverside Dr.	1200 Villa Pl Ste 407	
Old Hickory, TN 37138	Nashville TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen P. Heyneman,** unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The Rosegold Trust, dated March 31, 2016.,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4A on the Plan of Section B, of the Village of Old Hickory. of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen P. Heyneman, by deed from Steven M. Voiles and wife, Elizabeth E. Voiles, on August 30, 2002, of record in Instrument Number 20020905-0107574, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 67, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1007 Riverside Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforcdescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 9, 2016.

S. P. Heyneman

Stephen P. Heyneman

1 of 3

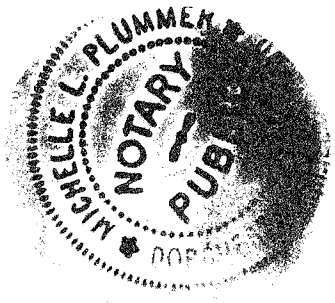
STATE OF Maryland
COUNTY OF Dorchester

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen P. Heyneman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 9, 2016

My commission expires 4/20/19

Michelle L. Plummer
Notary Public



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).