WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061486 DEEDWARR
Recvd: 07/18/16 13:41 2 pgs
Fees:13.00 Taxes:1365.30
20160718-0073570

File No. 0001909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-19-18
(AFFIX SEAL)

LYNNETTE HAYS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Ainley	Roger D. Ainley	104-02-3-H00-60-0CO
(NAME)	(NAME)	
207 Mason Avenue Apt 302	207 Mason Ave. Apt 302	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Fabiana Heilman, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger D. Ainley and wife, Tracy M. Ainley,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 6, Longview Place Condominium, a Horizontal Property Regime, as depicted on Exhibit D of Master Deed of record in Instrument Number 20081231-0123773 as Amended of record in Instrument Number 20140514\'ac0041280, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also conveyed herewith is Allocated Storage Space Unit # 6, as shown on Exhibit D to Longview Place Condominiums, Page 3 of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee.

Also conveyed herewith is Allocated Parking Space # 4.

Being the same property conveyed to Fabiana Heilman, an unmarried woman by warranty deed from William B. Staggs, Jr. and wife, Judith A. Staggs of record in Instrument No. 20140529-0045992 Register's Office for Davidson County, Tennessee, dated 05/19/2014 and recorded on 05/29/2014.

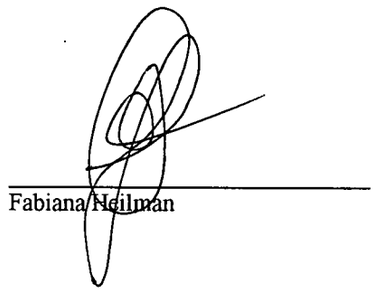
THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 207 Mason Avenue Apt 302, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of July, 2016.

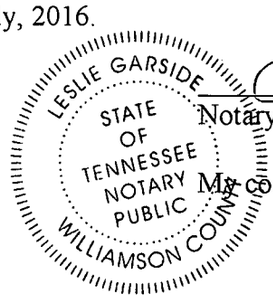


Fabiana Heilman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fabiana Heilman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of July, 2016.



Leslie Garside
Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206