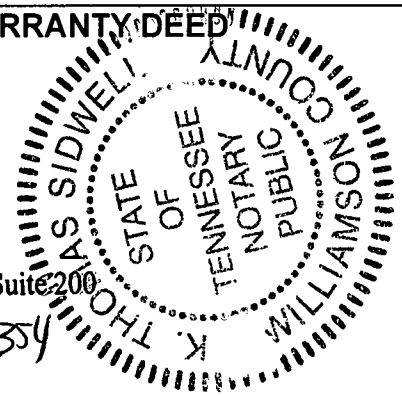
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34354

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Kathie B. Heimerdinger Revocable Trust dated June 23, 2003	NEW OWNER	132090B22400CO
(NAME)	(NAME)	
218 Chatfield Way		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160094978 DEEDWARR
Recvd: 10/27/16 09:55 3 pgs
Fees:18.00 Taxes:1073.00
20161027-0113597

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Nanci C. Lewis (Cathy Corder, Executor)**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **The Kathie B. Heimerdinger Revocable Trust dated June 23, 2003**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 224, Lot 7, as shown on the plan of Brattlesboro Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of Record in Book 6313, Page 496, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the master deed, reference to which is hereby made for a more complete and detailed description of the unit and the condominium, the rights and obligations of the Declarant and the unit owners, and the bylaws of the association of owners.
The said Nanci Corder Lewis died testate on May 29, 2016, devising subject property to Cathy Corder, as evidenced in File No. 16P1035, Probate Court Clerk's Office for Davidson County, Tennessee.
Being the same property conveyed to Nanci Corder Lewis, unmarried by Warranty Deed from Janet Simpson Harrison, unmarried, dated August 30, 2013 and recorded September 5, 2013 of record in Instrument Number 20130905-0093571, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 5200, Page 731, in the Register's Office for Davidson County, Tennessee.
Taxes for 2017 and subsequent years, a lien not yet due and payable.
Rights of the Co-Owners of SCW, Inc., a Tennessee Corporation in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6313, Page 496, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions,

easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.
NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien.
Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage recorded on March 20, 1968 in Book 4236, Page 226, recorded on March 20, 1968 in Book 4236, Page 229, recorded on March 20, 1968 in Book 4236, Page 232, recorded on June 26, 1968 in Book 4246, Page 201, recorded on July 18, 1968 in Book 4251, Page 891, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement recorded on February 21, 1984 in Book 6234, Page 481, in the Register's Office for Davidson County, Tennessee.
Sewer Line Easement recorded on May 11, 1983 in Book 6054, Page 546, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance recorded on Book 6422, Page 100 and Book 6422, Page 105, in the Register's Office for Davidson County, Tennessee.
Articles of Incorporation of Brattlesboro Place Homeowners Association, Inc., recorded on Book 6788, Page 626, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of Brattlesboro Place Homeowners Association, Inc., recorded on Book 7866, Page 378 and Book 8349, Page 576, in the Register's Office for Davidson County, Tennessee.
Arbitration Agreement of Brattlesboro Homeowners Association, Inc., recorded on Book 8438, Page 206, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 228 Brattlesboro Place, Nashville, TN 37204

(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 21st day of October, 2016.

THE ESTATE OF NANCI C. LEWIS (CATHY CORDER, EXECUTOR)

The Estate of Nanci C. Lewis, Cathy Corder, Executor

By: Cathy Corder
Its: Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Cathy Corder, Executor of the Estate of Nanci C. Lewis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2016.

Notary Public
My Commission Expires: 1/11/2017

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

