Davidson County	DEEDWARR
Recvd: 11/01/16 08:48	3 pgs
Fees:18.00 Taxes:225.70	
20161101-0115173	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $61,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF OCTOBER, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES 2-25-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2610B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Daniel Heichelbech and Les Lazarus	NEW OWNER	162-09-0C-708.00-CO
708 Apple Court		
Nashville, TN 37211-6637		

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,

JESSICA R. JONES, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL HEICHELBECH AND LES LAZARUS

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. A, located on Lot No. 18, on the Plan of Cedarwood Condominiums Revised No. 2 Lots 15 thru 44, Section Six, of record in Plat Book 5200, Page 349, amending the Plan of record in Plat Book 5200, page 304, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica R. Jones, an unmarried woman by Warranty deed from James Edward Ritchey, unmarried of record in Instrument No. 20051221-0152900 Register's Office for Davidson County, Tennessee, dated December 19, 2005 and recorded on December 21, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cedarwood Condominiumsof record in Book 5707, Page 121, amended in Book 5720, Page 912, and Book 5776,Page 741, Register's Office for Davidson County, Tennessee.

By—Laws of record in Book 5707, Page 167, amended in Book 6062, page 285, in the Register's Office for Davidson County, Tennessee.

Regulatory Agreement of record in Book 5720, Page 918, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 5722, Page 198, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 2439, Page 564, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 4545, Page 203, and Book 4545, page 206, in the Register's Office for Davidson County, Tennessee.

Sewer Lines and Water Lines conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water, Sewerage Services of record in Book 5657, Page 20 and 33, in the Register's Office for Davidson County, Tennessee.

Grant of Easement Transmission of record in Instrument Number 20130520-0050592, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 708 Apple Court, Nashville, TN 37211-6637

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 31st day of October, 2016.

Jessica R. Jones

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JESSICA R. JONES, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2610B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

