Davidson County DEEDWARR
Recvd: 11/14/16 15:36 3 pgs
Fees:18.00 Taxes:888.37
20161114-0119987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 5 2018

O-KR-16-6724-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Heim and Sharon Heim	Ameris Bank	10100009601
(NAME)	(NAME)	
6724 River Road Pike	1800 Parkway Place Ste. 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SHARON KAY STORY, TRUSTEE OF THE MEADOWS COMMUNITY PROPERTY TRUST DATED AUGUST 5, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL HEIM AND SHARON HEIM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Tract No. 2 on the survey by S.W. Hutchison, Surveyor, dated March 8, 1962 and lying on the westerly side of the present River Road and described as follows:

Beginning at a point in River Road at the southwest corner of Tract No. 1 as shown on the survey above mentioned, said point being approximately 582 feet from an iron spike at the northerly corner of said Tract No. 1 and said point being the southeasterly corner of the property conveyed to Dee Williams Demoss, by deed from John W. Hess and Lawrence N. Stevens of record in Book 3347, page 29, Register's Office for Davidson County, Tennessee; thence with the southerly line of the said Dee Williams Demoss property, north 60 degrees 30 minutes west, passing a stake in the line on the westerly margin of said River Road 134 feet to a stake, which stake marks the northeasterly corner of Tract No. 3, south 37 degrees west, a distance of 294 feet to a stake, the southeasterly corner of Tract No. 3 and in the line of J.W. Hess and Lawrence N. Stevens remainder, thence South 56 degrees 30 minutes East 258.4 feet, more or less to a point in the present River Road, a hackberry in line on the westerly margin of Road; thence with said Road as follows: North 13 degrees East 132 feet to a point; thence North 14 degrees East 188 feet, more or less to the point of beginning.

Being the same property conveyed to James Donald Meadows and Mary Helen Meadows, Co-Trustees of The Meadows Community Property Trust dated August 5, 2014 by Quitclaim deed from Don Meadows also known as James Donald Meadows of record in Instrument No. 20150724-0072799 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 24, 2015. The said James Donald Meadows having since died on February 11, 2016, leaving Mary Helen Meadows as sole trustee of said trust. The said Mary Helen Meadows having since resigned as Trustee of The Meadows Community Property Trust dated August 5, 2014 on September 14, 2016, appointing Sharon Kay Story as Successor Trustee.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Acreage content of the subject property is not hereby insured. (Reference to acreage is left in the description merely for convenience in identifying the tract);
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6724 River Road Pike, Nashville, Tennessee 37209**.

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), their heirs and 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), 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/our hand(s) this the 9th DAY OF NOVEMBER, 2016.

Sharon Kay Story, Trustee of The Meadows Community Property Trust dated August 5, 2014

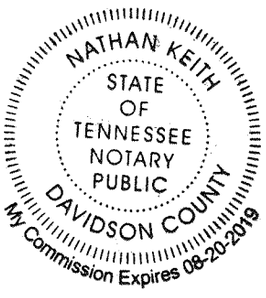
BY: _____
Sharon Kay Story
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON KAY STORY, TRUSTEE OF THE MEADOWS COMMUNITY PROPERTY TRUST DATED AUGUST 5, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of November, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY