This instrument prepared by: Charles A. Redd, Esq. Stinson Leonard Street LLP 7700 Forsyth Boulevard, Suite 1100 St. Louis, Missouri 63105	
After recording, return to: Charles A. Redd, Esq. Stinson Leonard Street LLP 7700 Forsyth Boulevard, Suite 1100 St. Louis, Missouri 63105	Davidson County DEEDWARR Recvd: 05/09/17 10:55 4 pgs Fees:22.00 Taxes:0.00 **20170509-0045919**

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	TAX INFORMATION
Victoria A. Heil, Trustee of the Victoria A. Heil Revocable Trust dated April 28, 2017	Victoria A. Heil, Trustee of the Victoria A. Heil Revocable Trust dated April 28, 2017	116-8
11761 Royal Oak Court Ste. Genevieve, MO 63670	11761 Royal Oak Court Ste. Genevieve, MO 63670	66.0

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by **VICTORIA A. HEIL, TRUSTEE OF THE VICTORIA A. HEIL REVOCABLE TRUST DATED APRIL 28, 2017** ("**Grantee**") and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **VICTORIA A. HEIL, a single person** ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee herein, her successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

See **Exhibit A** attached hereto.

This is improved property located at 203.5 Woodmont Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee and her successors and assigns forever. Grantor does hereby covenant that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to said Grantee, her successors 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 our hand this 28th day of April, 2017. This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F).

GRANTOR:

Victoria A Heil

Victoria A. Heil

STATE OF MISSOURI §
§
COUNTY OF St. Louis §

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared VICTORIA A. HEIL with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged that the within instrument was executed for the purposes therein contained.

M. March

Notary Public

My commission expires:_____

M. MARCH
Notary Public - Notary Seal
STATE OF MISSOURI
Jefferson County
Commission # 15965308
My Commission Expires: 2/23/2019

EXHIBIT A
TO
WARRANTY DEED

(Legal Description)

Land in Davidson County, Tennessee being Lot No. 13 on the Plan of the Resubdivision of Lot Nos. 29 to 34 and Lot Nos. 49 to 54, inclusive, in the Kenner Manor Land Company's Second Subdivision, of record in Book 547, Page 134, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Kenner Avenue or Woodmont Circle at the common corner of Lot Nos. 12 and 13; thence with the line between said lots southerly 367 feet to a point; thence westerly 32 feet to a point; thence northwesterly 63 feet 4 inches to the corner of Lot Nos. 13 and 14; thence with the line between said lots northerly 341 feet to the southerly margin of Woodmont Circle or Kenner Avenue; thence with the margin of said Circle or Avenue, around a slight curve in the easterly direction 84 feet to the point of beginning.

Being the same property conveyed to Eric L. Raefsky and wife, Victoria A. Heil, by deed from Robin L. Henderson and wife, Kristin M. Henderson, of record as Instrument Number 20070220-0020962 in the Register's Office for Davidson County, Tennessee, the said Eric L. Raefsky having died testate a resident of Davidson County, Tennessee on August 5, 2014.

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

