ORN-173359BSD

Davidson County DEEDWARR
Recvd: 06/13/17 08:53 2 pgs
Fees:13.00 Taxes:850.69
20170613-0058972

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,916.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of June, 2017.

Notary Public

File No. RW0002998

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

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
Andrew Howard Krissberg and Kirin Midori Krissberg	~~NEW OWNER~~ Highland Residential	084-11-0-175.00
(NAME)	(NAME)	
2301 Modena Drive	12001 N. Central Exp	
(ADDRESS)	(ADDRESS) Suite # 450	
Nashville, TN, 37214	Dallas, Tx 75243	
(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, **Matthew D. Heck and Bonnie E. Draina, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Howard Krissberg and Kirin Midori Krissberg,** _____, 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:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of *Maplecrest, as of record in Book 1835, pages 27 and 28, in the Register's Office* for said County and described as follows:

Said Lot No. 190 begins at a point in the southerly margin of Modena Drive, the common corner of Lots 190 and 191; thence with the line between said lots, southerly 110 feet to a corner of Lot 189; thence with the line between Lots 189 and 190, westerly 120 feet to the easterly margin of Dennywood Drive; thence with the margin of said Drive, northerly 90 feet to the beginning of a curve; thence with said curve, northeasterly 31.42 feet to a point in the south margin of Modena Drive; thence with the margin of said Drive, easterly 100 feet to the beginning.

Being the same property conveyed to Matthew D. Heck and Bonnie E. Draina, husband and wife, by Warranty Deed from Laura H. Clark, unmarried, recorded October 30, 2015 as Instrument No. 20151030-0110514, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 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 2301 Modena Drive, Nashville, TN 37214

(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 7th day of June, 2017.

Matthew D. Heck

Bonnie E. Draina

STATE OF COLORADO
COUNTY OF Garfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew D. Heck and Bonnie E. Draina, 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 7 day of June, 2017.

Notary Public

My commission expires:
12/22/2018

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ANA B GARCIA
Notary Public
State of Colorado
Notary ID 20064051013
My Commission Expires Dec. 22nd, 2018

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019