Davidson County DEEDWARR
Recvd: 06/13/17 09:57 3 pgs
Fees:18.00 Taxes:932.40
20170613-0059105

WARRANTY DEED

RM17-3000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
CJZ Nawas Properties, LLC	CJZ Nawas Properties, LLC	
3000 Hillsboro Pike Apt 23 (ADDRESS)	3000 Hillsboro Pike Apt 23 (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	117-03-0A-023.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GUY HEIDEMANN AND CHRYSTAL HEIDEMANN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CJZ NAWAS PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Versailles, of record in Plat Book 5050, Page 80, corrected in Book 5171, Page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes, a horizontal property regime established by Master Deed and By-laws of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, amended in Book 7770, Page 955 and Book 8434, Page 719, said Register's Office.

Being the same property conveyed to Guy Heidemann and Chrystal Heidemann, husband and wife by Warranty Deed from Sidney E. Cherry, unmarried, of record in Instrument No. 20130122-0007138, Register's Office for Davidson County, Tennessee, dated January 15, 2013 and recorded on January 22, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5050, Page 80, Book 5171, Page 153, Book 5168, Page 944, Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955, Book 8434, Page 719, Book 5179, Page 858, Book 4240, Page 209, Book 5221, Page 681, Book 3531, Page 592, Book 4158, Page 34; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3000 Hillsboro Pike #23, Nashville, Tennessee 37215
(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), 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 16th day of May, 2017.

Guy Heidemann

Chrystal Heidemann

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of May, 2017, before me personally appeared Guy Heidemann and Chrystal Heidemann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of May, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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, Robyn Dubray, a notary public for this county and state, Jamie Ivey, 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: 02/15/2021

