WARRANTY DEED

17-06-009

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $648,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of July, 2017.

Notary Public

My Commission Expires: 7/6/20 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAMES T. HEIFNER AND JENNIFER HEIFNER	" NEW OWNER "	117-08-V
(NAME) 1236 Battlefield Drive	(NAME)	002.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WOODLAWN-DANISH PROPERTIES,GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES T. HEIFNER AND JENNIFER J. HEIFNER, HUSBAND AND WIFE**, 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. B as shown in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1234 Battlefield Ave., A Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument No. 20150213-0013484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

BEING the same property conveyed to WOODLAWN-DANISH PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP, by Deed from ADAM M. WAYNE AND KATHRYN-ANN S. WAYNE, HUSBAND AND WIFE, of record in Instrument No. 20170526-0052893, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of 1234 Battlefield Ave, of record in Book Declaration of Covenants, Conditions, and Restrictions, By-Laws, Horizontal Property Regime Plan and Attorney's Opinion contained in Instrument of record in Instrument No. 20150213-0013484, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1236 Battlefield Drive, Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20170067337 DEEDWARR
Recvd: 08/04/17 10:28 2 pgs
Fees:13.00 Taxes:2397.60

20170804-0079780

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, its hands, this 28th day of July, 2017.

WOODLAWN-DANISH PROPERTIES, GP,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
MICHAEL D. SHMERLING
MANAGING GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING GENERAL PARTNER of **WOODLAWN-DANISH PROPERTIES, GP , A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that he as such MANAGING GENERAL PARTNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership, by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July. 2017.

My Commission Expires: ~~07/02/18~~ 11/5/2018

_____
Notary Public

