Davidson County	DEEDWARR
Recvd: 08/30/17 15:08	3 pgs
Fees:18.00 Taxes:680.80	
20170830-0089346	

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $184,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2017.

Notary Public
My commission expires: _____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Craig Richard Schultz 2120 Lebanon Pike #54 Nashville, TN 37210	New Owner	095-05-0B-080.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Harvey L. Hearn and wife, Mary R. Hearn,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Craig Richard Schultz, an unmarried man,** 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:

Land in Davidson County, Tennessee, being Unit No. 54 in Phase 2, as shown on Exhibit A-2 of the Declaration of Covenants, Conditions, Restrictions and By-Laws of Easthaven Townhomes, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20030425-0055753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Harvey L. Hearn and wife, Mary R. Hearn by Warranty Deed from Jesus Cisneros and wife, Kari Cisneros dated March 14, 2008 of record as Instrument No. 20080318-0027213, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesus Cisneros, a single man by Warranty Deed from R. J. York Homes, LLC, dated March 31, 2004 of record as Instrument No. 20040402-0037644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **2120 Lebanon Pike #54, Nashville, TN 37210.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, By-Laws and Restrictions for Easthaven Townhomes of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (2) Easements of record in Instrument No. 20010628-0068559 and Instrument No. 20031007-0147962; (3) Charter of Incorporation of Easthaven Townhome Owner's Association, Inc., of record in Instrument No.

20010806-0083542 as amended in Instrument No. 20020709-0082356; (4) Conveyance of common areas of record as Instrument No. 20020709-0082358 and Instrument No. 20020710-0083021; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 25th day of August, 2017.

Harvey L. Hearn

Mary R. Hearn, by Trey Cain, her Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harvey L. Hearn** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of August, 2017.

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Trey Cain**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Mary R. Hearn,** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Mary R. Hearn,** and appearing of record in Instrument No. 20170830-0089345, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of August, 2017.

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21
FILE NO: 2017085472

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.

Penny Y. Ray
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: 5/6/19
Notary' Seal (if on paper)

