BILL GARRETT, Davidson County
Trans: T20170076449 DEEDWARR
Recvd: 08/31/17 12:22 2 pgs
Fees: 13.00 Taxes: 370.00
20170831-0089689

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Ashley Claire Heeney	The Walter John Heeney Revocable Trust	12901500A 142.00
(NAME)	(NAME)	
21 Vaughn's Gap Rd. Unit 142	408 Siena Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **THE WALTER JOHN HEENEY REVOCABLE TRUST, BY AND THROUGH WALTER JOHN HEENEY AS ITS TRUSTEE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY CLAIRE HEENEY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS, SUCCESSORS AND ASSIGNS, ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TN, DESCRIBED AS UNIT 142 BELLE MEADE HIGHLANDS CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON VAUGHNS GAP ROAD DAVIDSON COUNTY, TN, AS SHOWN ON THE PLAT OF BELLE MEADE HIGHLANDS CONDOMINIUM, AS ESTABLISHED BY AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 7091, PAGE 302, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF BELLE MEADE HIGHLANDS CONDOMINIUM CONTAINED IN THE MASTER DEED RECORDED IN BOOK 7091, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY WARRANTY DEED FROM RICHARD BROWN, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NO. 20070803-0092839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This is improved property located at 21 Vaughn's Gap Road #142, Nashville, TN 37205.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this 30 day of August, 2017.

THE WALTER JOHN HEENEY REVOCABLE TRUST

BY: Walter John Heeney, Trustee

Walter John Heeney, Trustee

State of Tennessee)
)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter John Heeney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who upon oath acknowledged himself to be the duly appointed and acting Trustee of The Walter John Heeney Revocable Trust, the within named bargainor, and who in my presence affixed his signature to the within instrument for and on behalf of said bargainor as its Trustee, upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand ~~and seal~~ this 30 day of August, 2017.

Notary Public

My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019