Prepared by:
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JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $186,900.00

Affiant

Subscribed and sworn to before me, this 4 day of December 2017.

Notary Public
My commission expires: 12/19/2020

Bill Garrett Davidson County
Batch# 33394 DEEDWARR
12/05/2017 01:18:33 PM 2 pgs
Fees: $13.00 Taxes: $691.53

20171205-0124057

Address of New Owner:	Send Tax Bills to:	Tax Information
Jamie L. Rhode 2120 Lebanon Pike, Apt. 33 Nashville TN 37214	Same	095 05 0B 059.00

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 Rachel L. Ward Heggen, a married person, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to James L. Rhode and wife, Ramona F. Rhode, and Jamie L. Rhode, an unmarried woman, as Tenants in common with Rights of Survivorship, 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:

Being Unit No. 33, on the Plan of Easthaven Townhomes, Phase 2, a Planned Unit Development, as established by and shown as an Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, and amended as to Phase 2 in Instrument No. 20030425-0055753, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel L. Ward, now known as Rachel L. Ward Heggen, by deed dated November 25, 2009, from Larrita L. Inman, married of record in Instrument No. 20091125-0108689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Easthaven Townhomes of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357 and 20030425-0055753, Register's Office for Davidson County, Tennessee. 3) Deed of Easement of record in Instrument No. 20031007-0147962. 4) Covenants,

conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, 20030425-0055753, and 20040419-0043570, and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 2120 Lebanon Pike, Apt. 33, Nashville, Tennessee 37214

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 15 day of December, 2017.

Rachel L. Ward Heggen

Rachel L. Ward Heggen

Paul M. Heggen, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have in the property

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 Rachel L. Ward Heggen and Paul M. Heggen, 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 15 day of December, 2017.

Notary Public

My Commission expires: 2/25/19
FILE NO: 10324

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY