WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,500.00.

Morgan Hart
Affidat

Subscribed and sworn to me on 05/17/18.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 94716 DEEDWARR
05/21/2018 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $634.55
20180521-0048396

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jerry H. Hart 8231 Lenox Creekside Drive C-8 Antioch, TN 37013	NEW OWNER	181020A06400 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Autumn Healey, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Jerry H. Hart and Heidi L. Hart, husband and wife, hereinafter called **"GRANTEES,"** their successors 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. C-8 of Building C as set forth in the Master Deed establishing Lenox Creekside, Phase 1, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said Unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.
>
> Being the same property conveyed to Autumn Ventling, an unmarried woman, by Warranty Deed from Douglas D. Ventling and Michelle L. Ventling dated June 2, 2017, of record in Instrument No. 20170607-0057055, Register's Office for Davidson County, Tennessee. Autumn Ventling has since married and is now known as Autumn Healey. Spouse of Grantor, Joseph Healey, joins in the conveyance to transfer any and all marital interest in the property.

This is improved property known as 8231 Lenox Creekside Drive C-8, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on 05/17/18.

Autumn Healey

Joseph Healey

STATE OF OHIO
COUNTY OF HAMILTON

On 05/17/18, before me personally appeared Autumn Healey and Joseph Healey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/17/18.

NOTARY PUBLIC

My Commission Expires: never

NOTARIAL SEAL
STATE OF OHIO

Melanie Elise Mize, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

