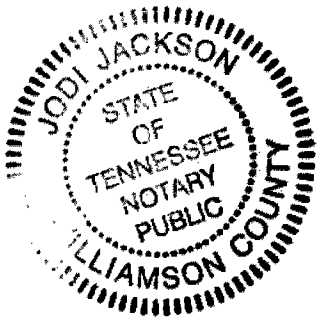
Bill Garrett Davidson County
Batch# 96045 DEEDWARR
05/23/2018 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20180523-0049488

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Pamela Masker	SunTrust Mortgage, Inc.	082 09 0J 316.00
(NAME)	(NAME)	
316 Van Buren Street	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy-Seven Thousand Five Hundred And No/100 Dollars ($377,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Ward Heilbronn, aka Michael W. Weilbronn, and Donna Griffith Heilbronn, aka Donna G. Heilbronn, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Pamela Masker**, hereinafter called the Grantee, 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. 316 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, as amended in Instrument No. 20070402-0038744, 20070724-0087901,20071010-0120740, & 20100622-0048863; Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Michael Ward Heilbronn, aka Michael W. Heilbronn and Donna Griffith Heilbronn, aka Donna G. Heilbronn husband and wife by Warranty Deed from Abigail K. Reynolds and John Zachary Reynolds, husband and wife dated July 18, 2014 and recorded August 11, 2014 as Instrument No. 20140811-0072379, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-182589FC

unimproved ☐
This is improved ☒ property, known as 316 Van Buren Street, Nashville, TN 37208

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 heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 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 14 day of May, 2018

Michael Ward Heilbronn aka Michael W. Weilbronn
Michael Ward Heilbronn, aka Michael W. Weilbronn,
by Hillary Monroe Smith as attorney in fact

Donna Griffith Heilbronn aka
Donna Griffith Heilbronn, aka Donna G. Heilbronn,
by Hillary Monroe Smith as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that she executed the foregoing instrument on behalf of Michael Ward Heilbronn, aka Michael W. Weilbronn and Donna Griffith Heilbronn, aka Donna G. Heilbronn, as Attorney-in-Fact, and acknowledged that she executed the same as their free act and deed, for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2018.

Notary Public

My Commission Expires: 7-24-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-182589FC

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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

201803070021541

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