Bill Garrett Davidson County
Batch# 103128 DEEDWARR
06/11/2018 02:41:27 PM 3 pgs
Fees: $18.00 Taxes: $4,643.50
20180611-0055954

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 8 day of June , A.D., 20 18 , by and between

Curtis L. Heitkamp and Heidi L. Heitkamp husband and wife

First Parties, and

Kimberly G. Shepard and Bradley Shepard, wife and husband

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 of the 3504 Amanda Avenue Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for 3504 Amanda Avenue Condominium of record in Instrument Number 20050715-0082376, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 3504 Amanda Avenue Condominium, as shown on Exhibit "A" to the Master Deed, of record in Instrument No. 20050715-0082376, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Curtis L. Heitkamp and Heidi L. Heitkamp, husband and wife, by Warranty Deed from Bradley R. Wiltz and Lisa A. Wiltz, husband and wife, recorded on July 13, 2017, of record in Instrument No. 20170713-0070632, Register's Office for Davidson County, Tennessee.

OWNER:
Kimberly G Shepard and Bradley Shepard
3504A Amanda Ave
Nashville, TN 37215

RESPONSIBLE TAXPAYER:
New Owner

CLT # 117110L00100CO

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Curtis L. Heitkamp
Curtis L. Heitkamp

x Heidi L. Heitkamp
Heidi L. Heitkamp

✓STATE OF Florida

✓COUNTY OF MARTIN

Personally appeared before me, Curtis L. Heitkamp and Heidi L. Heitkamp husband and wife, 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, at office, this 9 day of APRIL, 2018.

✓ Jayne M Henderson
Notary Public

My Commission Expires: ✓ 2-5-2019

JAYNE M HENDERSON
MY COMMISSION #FF176890
EXPIRES February 5, 2019
(407) 398-0153 FloridaNotaryService.com

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 1,255,000.00 .

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 8th day of June, 2018.

Signature of Notary Public

Notary Seal

J. Anderson
Printed Name of Notary

9/10/18
Commission Expiration

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018