Bill Garrett Davidson County
Batch# 121341 DEEDWARR
07/27/2018 09:03:44 AM 3 pgs
Fees: $18.00 Taxes: $641.95
20180727-0073260

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Clarissa Dufresne
368 Huntington Ridge Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP **161-11**
GROUP **A**
PARCEL **026.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles Hegel and wife, Jamie O. Hegel,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Clarissa Dufresne, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, 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, Tennessee, being Unit No. 26 on the Plan of Huntington Ridge Townhouse Condominiums, of record in Plat Book 4675, page 9, revised in Plat Book 9700, page 846, Register's Office, Davidson County, Tennessee.

A Tennessee Horizontal Property Act as same is set out in Section 66-27-101, et seq, of Tennessee Code Annotated, and as established by the Master Deed for Huntington Ridge Townhouse Condominiums as of record in Book 4729, page 687, amended in Book 4889, page 905, Register's Office, Davidson County, Tennessee.

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 Plat for Huntington Ridge Townhouse Condominiums for proper identification.

Being the same property conveyed to Charles Hegel and wife, Jamie O. Hegel by deed from SHR Properties, LLC of record in Instrument no. 20120502-0037792, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **368 Huntington Ridge Dr, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **25th** day of **July, 2018.**

Charles J. Hegel
by: Stephanie Hegel Attorney in fact
Charles Hegel, by Stephanie Hegel, as attorney-in-fact

Jamie O. Hegel
by: Stephanie Hegel Attorney in fact
Jamie O. Hegel, by Stephanie Hegel, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephanie Hegel Charles Hegel and wife, Jamie O. Hegel**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for **Charles Hegel and Jamie O. Hegel** and as Attorney in Fact, she executed the within Warranty Deed for the purposes therein contained by signing the names of **Charles Hegel and Jamie O. Hegel** as their free act and deed.

WITNESS my hand and official seal this 25th day of July, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $173,500.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of July, 2018.

NOTARY PUBLIC

My Commission Expires:

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