Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190118932

Karen Johnson Davidson County
Batch# 197220 DEEDWARR
02/20/2019 02:11:06 PM 2 pgs
Fees: $13.00 Taxes: $2,097.90
20190220-0015444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $567,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2019.

Notary Public
My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Simon J. Heard and Vanessa L. Heard 1012 Cherry Blossum Court Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0H-041.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence D. Maples and Mary J. Maples, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Simon J. Heard and Vanessa L. Heard, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Villages of Cherry Glen, Phase 3, of record in Plat Book 9700, pge 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LAWRENCE D. MAPLES and MARY J. MAPLES, husband and wife, by deed from JEFFREY C. GARDNER and CHRISTY ELLEN GARDNER, husband and wife, of record in Instrument No. 20061101-0135520, dated October 30, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 131-06-0H-041.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 451, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, Book 9882, page 739, Book 10318, page 92, Book 10594, page 695, Instrument No. 20011206-0134252, said Register's Office.

ByLaws of record in Instrument No. 20000204-0011736 and amended and restated in Instrument No. 20000324-0030195, said Register's Office.

This is improved property located at 1012 Cherry Blossum Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2019.

Lawrence D. Maples

Mary J. Maples

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence D. Maples and Mary J. Maples, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022