WARRANTY DEED

Karen Johnson Davidson County
Batch# 220780 **DEEDWARR**
04/23/2019 10:22:32 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20190423-0037144

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/23/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. William C. Heird and Jane R. Heird	New Owner	103120G30100CO
(NAME)	(NAME)	
4000 West End Avenue, Unit 301	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Janet W. Barnette,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dr. William C. Heird and Jane R. Heird, husband and wife,** hereinafter called the GRANTEES, 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 301 and the parking spaces and storage area designated and assigned to Unit 301 on the plan of the Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of the Jacksonian 4000 Condominiums of record in Instrument No. 20020208-0017172 and amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David W. Barnette and wife, Janet W. Barnette by deed dated March 26, 2004 from Rochford Realty and Construction Company of record in Instrument No. 20040330-0035699, Register's Office for Davidson County, Tennessee. The said David W. Barnette has since died on January 1, 2016 survived by his wife, Janet W. Barnette.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirement thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all Conditions, Covenants, Restrictions, Options, Burdens, Assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Jacksonian 4000 Condominiums, of record as aforesaid, said Register's Office and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 4000 West End Avenue, Unit 301, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 18th of April, 2019.

Janet W. Barnette

State of Tennessee
County of Davidson

On this 18th day of April, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Janet W. Barnette, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 18th day of April, 2019.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 19-Heird