This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 236136 **DEEDWARR**
05/30/2019 08:20:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190530-0050946

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JOHN L. HEITHAUS, Trustee SUSAN G. HEITHAUS, Trustee HEITHAUS REVOCABLE TRUST dated May 2, 2019 811 Valley View Circle Brentwood, Tennessee 37027	Same	160-14-0G-001.00-CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

John L Heithaus
JOHN L. HEITHAUS

BESHOY SAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 22 of may, 2019.

Notary Public

My Commission Expires: July 9, 2022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN LOUIS HEITHAUS and SUSAN HEITHAUS, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JOHN L. HEITHAUS and SUSAN G. HEITHAUS, TRUSTEES of the HEITHAUS REVOCABLE LIVING TRUST, dated May 2, 2019, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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. We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 May 22, 2019.

By: _____
JOHN LOUIS HEITHAUS

_____
SUSAN HEITHAUS
G. ~~HEITHAUS~~

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN LOUIS HEITHAUS and SUSAN HEITHAUS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 22 of may 2019.

BESHOY SAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: My Commission Expires July 9, 2022

Exhibit A

Property Description

Said property is described to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Valley View Village Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Valley View Village Phase I of record in Instrument Number 20070816-0097818, as supplemented and amended in Instrument No. 20080509-0048312, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "E" to the Master Deed of record in Instrument 20070816-0097818, as revised by Exhibit "B" to the Amendment in Instrument 20080509-0048312, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to JOHN LOUIS HEITHAUS and SUSAN HEITHAUS, husband and wife, by GARLAND E. BISSINGER and PAULA R. THURMAN, husband and wife, by Warranty Deed of record, in Instrument No.#20171213-0127226, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes for 2017 have been prorated between the parties as of the date of this instrument. Subject to all matters shown on the Plan of record in Plat Book 3842, Page 61, Register's Office for Davidson County, Tennessee. All matters shown on the plan attached as Exhibit "E" to the Master Deed of record in Instrument 20070816-0097818 as revised by Exhibit "B" to the Amendment in Instrument 20080509-0048312, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established

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pursuant to 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 requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 Valley View Village, Phase I of record in Instrument Number 20070816-0097818, as supplemented and amended in Instrument No. 20080509-0048312, Register's Office for Davidson County, Tennessee, with By-Laws of Valley View Village Condominium Owners Association, Inc. appended thereto as Exhibit "C". Charter for Valley View Village Condominium Owners Association, Inc., of record in Instrument Number 20070814-0097170, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4020, Page 59, amended by Instrument No. 20070329-0037835, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Stormwater Detention Agreement of record in Instrument Number Instrument No. 20070213-0018117, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

The legal description is taken from the prior deed of record.

This improved property is known as 811 Valley View Circle, Brentwood, Tennessee 37027.