WARRANTY DEED

Karen Johnson Davidson County
Batch# 249564 DEEDWARR
06/27/2019 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $2,234.80
20190627-0062358

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $664,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF June 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTNEY KAMINSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek J. Heiar	Derek J. Heiar	
(NAME)	(NAME)	
11 Music Square East, Apt # 201	3949 HWY 13 S. Waverly, TN 37185	Map 093 13 0A Parcel 201.00 Map 093 13 0A Parcel 307.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KIMBERLY J KERNEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK J. HEIAR, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED

These properties have not nor have they ever been the marital residence of the grantor herein named.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 11 Music Square East, Apt# 201, Nashville, TN 37203; 11 Music Square East, Apt# 307, Nashville, TN 37203
(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 hand this 26th day of June, 2019

Kimberly J. Kerney

KIMBERLY J. KERNEY

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 Kimberly J. Kerney, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 26th day of June, 2019.

My Commission expires:

SANDRA MEEKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2020

Notary Public

EXHIBIT "A"

11 Music Square East, Apt# 201, Nashville, TN 37203:

Land in Davidson County, Tennessee, being Unit No. 201, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed of record in Book 6794, Page 219, as amended in Instrument No. 20040325-0033922, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property as conveyed to Kimberly J. Kerney, married, by Warranty Deed recorded on October 31, 2018 in Instrument No. 20181031-0107761, among the land records of Davidson County, TN.

11 Music Square East, Apt# 307, Nashville, TN 37203:

Landin Davidson County, Tennessee, being Unit No. 307, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed of record in Book 6794, Page 219, as amended in Instrument No. 20040325-0033922, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-s to the aforementioned Master Deed.

Being the same property as conveyed to Kimberly J. Kerney, married, by Warranty Deed recorded on October 31, 2018 in Instrument No. 20181031-0107789, among the land records of Davidson County, TN.

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Cortney Kaminski, a notary public for this County and State, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

