Karen Johnson Davidson County
Batch# 257101 DEEDWARR
07/15/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $751.10
20190715-0068903

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$203,000.00.**

Affiant

Subscribed and sworn to before me, this 12th day of July, 2019.

Notary Public

My commission expires: 12/15/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Madelaine Heidenreich and David Robbins	New Owner	**161-16-0A-089.00**
307 Shadow Glen Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jill Ann Armstrong, N/K/A Jill A. Miller, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents, transfer and convey unto

Madelaine Heidenreich and David Robbins, as joint tenants

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 89 of on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions, of record In Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, and further described on exhibit A to the Third Supplementary declaration of covenants, conditions and restrictions of record in Instrument No. 20050118-0005927, Register's office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jill Ann Armstrong, unmarried by Warranty deed from Damon W. Goude Married of record in Instrument No. 20080226-0018798 Register's Office for Davidson County, Tennessee, dated February 21, 2008 and recorded on February 26, 2008.

Jill Ann Armstrong, having since married, is now known as Jill A. Miller.

Subject Property is investment property and has never been the primary residence of Grantor, nor spouse of grantor.

This is improved property known as **307 Shadow Glen Dr., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of July, 2019.

Jill A. Miller

j

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jill A. Miller 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 12th day of July, 2019.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000163-529

SP 11/2015

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY