Karen Johnson Davidson County
Batch# 307347 DEEDWARR
10/29/2019 08:57:13 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20191029-0110627

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 11/22/2021
File No. G19-6859

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacqueline L. House (NAME)	CEFCU (NAME)	114-15-0A-024.00-CO
114 Cedar Place Bend (STREET ADDRESS)	P.O. Box 1715 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Peoria, IL 61656 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Nicholas Heinold, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline L. House, a single woman**, 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 I Davidson County, Tennessee, being Unit No. 24, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in instrument 20140918-0085685, as amended in instrument 20141008-0093372, as corrected in Instrument 20141112-0104513 as amended in instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nicholas Heinold, married by Deed dated October 7, 2016, recorded October 14, 2016, in Instrument Number 20161014-0108839, in the Register's Office of Davidson County, Tennessee.
Jane K. Marley joins in this conveyance for the purpose of conveying any interest she may have in said property, particuylarly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Easement for Sanitary Sewers of record in Book 5222, Page 772 and Instrument 20131029-0112366, Register's Office for said County.
2. Public Utilities Easement of record in Book 8626, Page 823; Instrument 20040304-0024491 and Instrument 20051214-0150259. Register's Office for said County.
3. Restrictions and Covenants for Storm Water of record in Instrument 20131029-0112332, Register's Office for said County.
4. Right of Way Easement of record in Book 2105, Page 438, Register's Office for said County.
5. Easement for Public Street Right of Way of record in Instrument 20141119-0106676, Register's Office for said County.
6. Master Deed and Amendments of record in Instrument 20140918-0085685; 20141008-0093372; 20141112-0104513; 20141027-0098636; and 20150319-0023886, Register's Office for said County.
7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 114 Cedar Place Bend, Nashville, TN 37221.

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. 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 my/our hand(s) this 25th day of October, 2019.

Nicholas Heinold

Jane Katherine Marley
Jane K. Marley

STATE OF Tennessee
COUNTY OF Williamson

On this 28th day of October, 2019, before me personally appeared Jane K. Marley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2019.

Notary Signature
My commission expires: 01/05/20

KEVIN J. RAGAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

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Witness my/our hand(s) this 25th day of October, 2019.

X _____
Nicholas Heinold

_____
Jane K. Marley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2019, before me personally appeared Nicholas Heinold ~~and Jane K. Marley~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of October, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066