WARRANTY DEED

Karen Johnson Davidson County
Batch# 326228 DEEDWARR
12/06/2019 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20191206-0126091

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Beth Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF December 2019

M. Menke
Notary Public

MY COMMISSION EXPIRES: 3-8-2022
(AFFIX SEAL)

MEGAN MENKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Brenda Heiar	Same	
(NAME) 11 Music Square East, Unit 504	(NAME)	093-13-0-A 504.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, I, **JEAN MACDONALD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA HEIAR AN ESTATE FOR LIFE SO LONG AS SHE MAY LIVE, WITH THE REMAINDER IN FEE SIMPLE ABSOLUTE TO DEREK HEIAR AND LACEY HEIAR, AS TENANTS IN COMMON** HEREINAFTER CALLED THE GRANTEES, THER 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 No. 504 of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of each unit.

Being the same property as conveyed to Jean MacDonald, a single woman, by Quit Claim Deed from Scott MacDonald, a married man, joined by his spouse, Jennifer MacDonald, recorded on August 3rd, 2017 in Instrument Mo. 20170903-0079272, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed from Spence Oliver and Wife, Judy Oliver by Warranty Deed to Scott MacDonald, recorded on May 23, 1991 of record in Book 8358, Page 367, said register's office.

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, Unit 504, 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 4th day of December, 2019

Jean MacDonald
JEAN MACDONALD

STATE OF ~~TENNESSEE~~ Ohio)
COUNTY OF Allen)

Personally appeared before me, the undersigned notary public, Jean MacDonald, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of December, 2019.

Kayla S. Mulligan
Notary Public

My Commission Expires: May 12, 2024

True Copy Certification

I, Beth Thomas, 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.

Beth Thomas

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Sonya Starnes, a notary public for this County and State, Beth Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sonya C. Starnes

Notary's Signature

My Commission Expires: 5/9/2023
Notary' Seal (if on paper)

