3029

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 271,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Sept, 2020.

Notary Public
COMMISSION EXPIRES: 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 471616 DEEDWARR
09/08/2020 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,002.70
20200908-0101894

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joann P. Edmunds	Bank of America	129-11-0A-408.00-C
(NAME)	(NAME)	
408 Siena Drive	PO Box 650070	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75265	
(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, **Walter John Heeney, Trustee of the Walter John Heeney Revocable Trust Dated February 27, 2007,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joann P. Edmunds, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 408 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Cloister at St. Henry, Phase 1B, of record in Book 6237, page 665, as amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plan for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for complete identification and description of such unit.

Being the same property conveyed to Walter John Heeney, Trustee of the Walter John Heeney Revocable Trust Dated February 27, 2007 by Deed dated January 28, 2016 from Carol Elise Hamilton Administrator of the Estate of Edward B. Sterling, recorded February 1, 2016, in Instrument Number 201602010009362, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Walter John Heeney, Trustee of The Water John Heeney Revocable Trust Dated February 27, 2007 by Warranty Deed for Ground Lease(s) from St. Henry's Property Development, Inc. recorded May 12, 2016 in Instrument #201605120047129 in the Register's Office for Davidson County, Tennessee.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 408 Siena Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37205 (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. successors 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, successors 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 our hands this 4 day of Sept, 2020.

Walter John Heeney Revocable Trust
Dated February 27, 2007, Grantor

By: Walter John Heeney, Trustee, by and through Robert J. Philbin as trustee's attorney-in-fact with delegated power pursuant to Specific Power of Attorney

Walter John Heeney, Trustee, by and through Robert J. Philbin as Trustee's attorney-in-fact with delegated power pursuant to Specific Power of Attorney

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Robert J. Philbin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the duly appointed and acting attorney-in-fact with delegated powers including execution of this instrument pursuant to Specific Power of Attorney executed by Walter John Heeney, Trustee of the Walter John Heeney Revocable Trust Dated February 27, 2007, the within named bargainor, and in my presence affixed his signature to the within instrument for and on behalf of said bargainor by signing for and on behalf of the Trustee of said bargainor as his duly appointed and acting attorney-in-fact with delegated power to execute this instrument, and further upon oath acknowledged that he executed the within instrument in his said capacity as attorney-in-fact for, with duties delegated by, said Trustee, and did so freely and voluntarily, and for the purposes therein contained, being duly authorized so to do..

WITNESS my hand and seal this 4 day of Sept, 2020.

Notary Public

Commission Expires: _____

JILL CONNORS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2023

CERTIFICATION OF TRUST
for
THE WALTER JOHN HEENEY REVOCABLE TRUST

The undersigned, Walter John Heeney, being first duly sworn, deposes and states that he is at least 18 years of age, and is the currently acting Trustee of The Walter John Heeney Revocable Trust (the "Trust"), and further states, in accordance with the provisions of Tennessee Code Annotated §35-15-1013, as follows:

1. **Instruments Creating and Modifying Trust**. The instrument that created the Trust was a written agreement and declaration of the Trust executed on February 27, 2007. The Trust has not been restated or amended.

2. **Settlor of Trust**. The settlor of the Trust who executed the foregoing Instrument is the undersigned, Walter John Heeney (the terms "Settlor" and "Trustee" as used herein both refer to the undersigned).

3. **Identity and Address of Currently Acting Trustee**. The Trustee listed below is the currently acting Trustee:

   Walter John Heeney
   5044 Lake Point Court
   Stow, OH 44338

4. **Successor Trustees**. The Trust provides for successive successor trustees to serve as such in the event of the disability other failure or refusal to serve, or death, of the current Trustee.

5. **Powers of Trustee**. The Trustee is vested with broad powers pursuant to Article XIII, Sections (A) through (Q) of the Trust, including, without limitation, Section (C) of Article XIII which expressly empowers the Trustee to sell property of the Trust on such terms as Trustee deems appropriate in his sole discretion.

6. **Revocability of Trust**. The Trust is revocable by the Settlor during his lifetime.

7. **Tax Identification Number of the Trust**. The Trust's tax identification number is the Social Security Number of the Settlor, disclosure of which is not necessary information for the purposes of this Certification of Trust.

8. **Authority to Sign and Authenticate Documents on Behalf of Trust**. Trustee named herein holds the sole power and authority to sign for and on behalf of the Trust, legally binding it, and/or to ratify, confirm, and/or authenticate and document(s) or action(s) affecting the Trust.

9. **Manner of Taking Title to Trust Property**. Title to Trust property may be taken in or conveyed in the following manner and name: "Walter John Heeney, Trustee of the Walter John Heeney Revocable Trust dated February 27, 2007." The foregoing does not exclude other descriptive terms identifying the Trustee or the Trust and no transaction that reasonably identifies the Trust as a grantor or grantee of property shall be void or voidable by reason of inconsequential variations in the nomenclature/language identifying the Trustee or Trust.

10. **Continued Effectiveness of Trust**. Other than as expressly stated herein, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

This 25 day of August, 2020.

Walter John Heeney, Trustee

STATE OF TN)
)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Walter John Heeney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument, and upon oath acknowledged that he did so as the duly appointed and acting Trustee of The Walter John Heeney Revocable Trust dated February 27, 2007, that the facts set forth therein are true and complete to the best of his knowledge, information and belief and that he executed same in his official capacity as Trustee, as his free act and deed, for the purposes therein contained, being duly authorized so to do.

Witness, my hand and official seal, this the 25 day of August, 2020.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2023

My Commission Expires: 3-7-2023

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Ernest D. Bennett, III, B.P.R. #005277
Bennett & Pressley, P. C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215
Phone: 615-928-5422
Fax 615-457-8099

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