BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 670119 DEEDWARR
07/02/2021 10:32:29 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20210702-0089929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00 <

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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
Eugene J. Heidt, Trustee	**SAME**	
(NAME)	(NAME)	117-14-0B-304.00-CO
3826 Bedford Avenue Unit 304		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JAMES A. MCCROSKEY AND ELIZABETH ANNE SCHULER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE J. HEIDT, TRUSTEE OF THE EUGENE J. HEIDT DECLARATION OF TRUST DATED 5/20/2004,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 304 and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a Horizontal property regime Established by Master Deed of record in Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 5-Third Floor Plan to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. McCroskey by Warranty Deed from Velvet B. Vanhoose, single, of record in Instrument No. 20100203-0008649, Register's Office for Davidson County, Tennessee, dated January 29, 2010. James A. McCroskey, a single man, conveyed his interest in said property to James A. McCroskey and Elizabeth Anne Schuler as Tenants in Common With Right of Survivorship by Quitclaim Deed of record in Instrument No. 20100203-0008686, Register's Office for Davidson County, Tennessee, dated January 29, 2010.

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 3826 Bedford Avenue Unit 304, Nashville, TN 37215
(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 24th day of Jan, 2021

JAMES A. MCCROSKEY

ELIZABETH ANNE SCHULER

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 James A. McCroskey and Elizabeth Anne Schuler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of Jan, 20____.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public