R&R to:

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

June Rowell
Affiant

Subscribed and sworn to before me, this 15th day of September, 2021.

April N. Bradley
Notary Public

My commission expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 718409 **DEEDWARR**
09/16/2021 03:48:02 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20210916-0124889

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeremy W. Roney and Marci Roney	**New Owner**	**126-16-0A-097.00CO**
6704 Boundary Run		
Nashville, TN 37221		

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 HEREBY ACKNOWLEDGED, WE,

Sean Gregory Heberer and Mary Katherine Heberer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy W. Roney and Marci Roney, husband and wife

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 in Davidson County, Tennessee, being Lot No. 97 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1 of record in Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly E. Burge and Richard D. Burge, wife and husband, by Warranty Deed, from Jason P. Little and Jamie Faye Little, dated January 27th, 2017, of record in Instrument No. 20170131-0010032, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Katherine Heberer and Sean Gregory Heberer, wife and husband, by Warranty Deed, from Kimberly E. Burge and Richard D. Burge, wife and husband, dated January 13th, 2021, of record in Instrument No. 20210114-0006277, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502 Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utility District of record in Instrument No. 20021125-0145984, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021119-0143687, Instrument No. 20010919-0101279, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20020424-0050564, Instrument No. 20040824-0103644 and Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Instrument No. 20011024-0115969, in the Register's Office for Davidson County, Tennessee.
Easements and Rights to Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
Easement to Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715, Book 4230, Page 987 and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
Landscape Easement of record in Instrument No. 20010919-0101280 and Instrument No. 20061103-0136691, in the Register's Office for Davidson County, Tennessee.
Road and Utility Access Easement of record in Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
All matters of record in Book 1, Page 25 and Book 1, Page 121, in the Register's Office for Davidson County Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6704 Boundary Run, 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 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/our hand(s) this 15th day of September, 2021.

Sean Gregory Heberer

Mary Katherine Heberer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of September, 2021, before me personally appeared Sean Gregory Heberer and Mary Katherine Heberer, 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 15th day of September, 2021.

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11-5-2024

File #: 21-637
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027