WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 09:59 2pgs
Fees:13.00 Taxes:418.10

20031230-0183616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: September 24, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, One Burton Hills Boulevard, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Heidt	Jeremy Heidt	78-23
(NAME)	(NAME)	
4502 Old Hickory Blvd.	4502 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashvillle, TN 37218	
(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,

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

Jeremy Heidt, unmarried, 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:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson Engineers, August 18, 1964, as follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard, said point being 1624 feet South from a point in the southern boundary line of the property conveyed to Joe W. Collier, et al, of record in Book 3571, page 89, Register's Office for said County; thence North 49 deg. 30 min. East 1440 feet; thence South 28 deg. 30 min. East 245 feet; thence South 54 deg. 30 min. West 1445.5 feet to the easterly margin of Old Hickory Boulevard; thence with the same, North 18 deg. 15 min. West 125 feet to the beginning.

Being the same property conveyed to Janice Sue Carney, by deed from Wallace Mitchell of record as Instrument No. 20010807-0084835, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4502 Old Hickory Blvd., Nashvillle, TN 37218

(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.

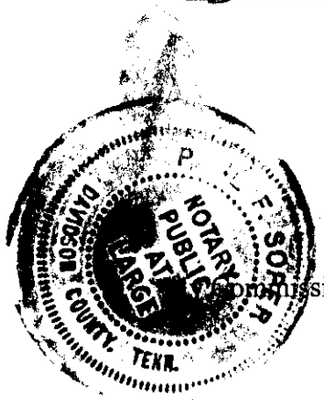
Witness my hand this 17th day of December, 2003.

Janice Sue Carney
Janice Sue Carney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice Sue Carney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 17th day of December, 2003.



Notary Public

My Commission Expires: 3-25-06