WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/04/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/18/04 13:11 3pgs
Fees:17.00 Taxes:0.00
20041018-0124906

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Frank Heath III and Martha ~~Faye~~ F. Heath	John Frank Heath III and Martha ~~Faye~~ F. Heath	89-38
(NAME)	(NAME)	
7436 River Road Pike	7436 River Road Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/08/04 13:11 3pgs
Fees:18.00 Taxes:740.00
[redacted]
20040908-0108547

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, John Frank Heath, III and Alice Joyce Heath Goad, Administrators of Estate, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John Frank Heath, III and Martha ~~Faye~~ F. Heath, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Transmission Line Easement as of record in Book 1881, page 372, said Register's Office.

b) Agreement for Dedication of Easement for water line of record in Book 5566, page 105, said Register's Office.

c) Subject to the right of way of River Road, said Register's Office.

d) Subject to such state of facts as an accurate survey would disclose, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7436 River Road Pike, Nashville, TN 37209

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of August, 2004.

RE-RECORD

John Frank Heath III and Alice Joyce Heath Goad,
Administrators of Estate

By: John Frank Heath III and Alice Joyce Heath Goad, Administrators of Estate

John Frank Heath III and Alice Joyce Heath Goad,
Administrators of Estate

By Atty In Fact

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John Frank Heath, III (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Administrator (title) of The Estate (co. name), the within named bargainor(s), a corporation, and that as such Administrator (title) of The Estate (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained..

Witness my hand and official seal at office this the 24th day of August, 2004.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by L. C. Petty, Surveyor, July 24, 1972, described as follows:

Beginning at a point on the westerly margin of River Road, said point being 754 feet north of the northeast corner of the Charles M. McCabe property of record in Book 3846, page 589, Register's Office for Davidson County; thence with the margin of said Road; North 24 degrees 50 minutes East 157 feet; thence North 26 degrees 50 minutes East 247 feet; thence leaving said Road North 70 degrees 35 minutes West 306.8 feet; thence South 31 degrees 36 minutes West 212 feet; thence South 15 degrees 40 minutes East 200 feet; thence South 71 degrees 39 minutes east 293 feet to the beginning.

Being the same property conveyed to John Frank Heath, III and Alice Joyce Heath Goad, Administrators of Estate by Order of Court, Probate Division from The Estate of Emma Lane Heath, deceased and filed for record on March 12, 2003, NO. 03P-441 in Davidson County, Tennessee. Also being the same property conveyed to John Frank Heath Jr, and wife Emma Lane Heath by Deed from Donald Arkovitz, Trustee, dated August 11, 1972 and filed for record in Book 4627, page 893, Register's Office for Davidson County, Tennessee.