Davidson County DEEDWARR
Recvd: 04/07/06 12:18 2 pgs
Fees:13.00 Taxes:166.50

20060407-0040458

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Joshua Walton	Joshua Walton	061-16-0
1238 Ardee Avenue	1932 Streamfield Court	GROUP
Nashville, Tennessee 37216	Antioch, Tennessee 37013	PARCEL 247.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand Dollars and Zero Cents ($45,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert W. Hetzel, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joshua Walton, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 19, Block D, on the Plan of Re-subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Book 974, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert W. Hetzel by Quitclaim Deed dated March 6, 2006, from Ronald Calvin Smith of record as Instrument No. 20060306-0025539 in the Register's Office for Davidson County, Tennessee.

Judy G. Hetzel, spouse of Robert W. Hetzel, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1238 Ardee Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 6th day of April, 2006.

Judy G. Hetzel

By: Robert W. Hetzel

Robert W. Hetzel, Attorney in Fact

Robert W. Hetzel

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Robert W. Hetzel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April.

Mitchell A. Watts Notary Public

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 9/30/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Robert W. Hetzel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Judy G. Hetzel, and acknowledged that he executed the same as the free act and deed of the said Judy G. Hetzel.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 2006.

Mitchell A. Watts Notary Public

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 9/30/2009