(1)

WARRANTY DEED

13.00
469.07

Davidson County DEEDWARR
Recvd: 06/26/06 12:45 2 pgs
Fees:13.00 Taxes:469.07

20060626-0075956

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,777.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Gunness and Andrea Gunness	World Savings	91-07-0/196.00
(NAME)	(NAME)	
5206 Kentucky Ave.	P.O. Box 7512	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Springfield, OH 45501	
(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, **Heartland Properties, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Gunness and Andrea Gunness, as joint tenants with the rights of survivorship**, 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 1113 and 1115 in block 172 plan no 1 west Nashville of record in Book 57, page 75 and 76 Register's Office of Davidson County, Tennessee.

Said Lots join and front together 50 feet on the north side of Kentucky Ave and extended back northerly between parallel lines 150 feet to an ally.

Being the same property conveyed to Heartland Properties LLC by Quitclaim Deed from Helen E. Chamberlain dated November 30th, 2004 and filed for record in Instrument No. 20041201-0142803 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing in Book 57, page 75 Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 5206 Kentucky Ave., 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.

Witness my hand this 19th day of June, 2006.

Heartland Properties, LLC

By: Helen E Chamberlain

Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Helen E. Chamberlain, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the president of Heartland Properties the within named bargainer, a corporation and that he/ she as such president being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such president..

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2006.

Commission expires:

Notary Public

