WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,690.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090084801 DEEDWARR
Recvd: 12/16/09 14:41 2 pgs
Fees:13.00 Taxes:498.35
20091216-0114616

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin T. Seale	Same as new owner	078 00 0 023
(NAME)	(NAME)	
465 Cumberland Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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, Jeremy Heidt, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin T. Seale and wife, Molly Thoreson Seale, 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 JEREMY HEIDT, by deed from JANICE SUE CARNEY, of record as Instrument No. 20031230-0183616, dated December 17, 2003, said Register's Office.

This conveyance is subject to: 2009 property taxes which are due and payable, but not yet delinquent; all matters appearing of record in Book 3571, page 89, said Register's Office; and any and all restrictions and easements of record.

Brenda Heidt, spouse of Jeremy Heidt, joins in the execution of this instrument to convey her marital interest in subject property.

unimproved ☐

This is improved ☒ property, known as 4502 Old Hickory Blvd., Nashville, 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 our hands this 8th day of December, 2009.

Jeremy Heidt

Brenda Heidt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Heidt and wife, Brenda Heidt, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 8th day of December, 2009

Notary Public

My Commission Expires 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.