THIS DOCUMENT PREPARED BY:
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-1874

BILL GARRETT, Davidson County
Trans:T20130033402 DEEDWARR
Recvd: 04/24/13 08:29 2 pgs
Fees:13.00 Taxes:595.70
20130424-0040428

Property Address:
1535 Arthur Avenue, Nashville, TN 37208 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ranetta Perkins**, existing under the laws of Tennessee, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto ~~Kristen~~ Kristina **Heering and Daniel Heering**, wife and husband, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being the Northwest ½ of Lot No. 356 on the Map of D.T. McGavock and Other's Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 25 feet on the southwesterly side of Arthur, formerly Wetmore Avenue and runs back between parallel lines, 150 feet to an alley.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of the above-described property having been conveyed to the State of Tennessee in Book 4177, Page 157, said Register's Office, more particularly described as follows:

Beginning at a point in the easterly margin of an alley, said point being the common corner between the southerly 25 feet and the northerly 25 feet of Lot 356 on the Map of D.T. McGavock and Other's Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee; thence with the easterly margin of said alley and the westerly boundary of said Lot 356, N 47 deg. 28 min. 24 sec. W 25 feet to a point, said point being the common corner between Lots 356 and 357 in the aforesaid subdivision; thence with the common line between said Lots 356 and 357, N 42 deg. 41 min. 10 sec. E 50 feet to a point; thence S 2 deg. 23 min. 32 sec. E 35.31 feet to a point in the line of severance between the southerly 25 feet and the northerly 25 feet of said Lot 356; thence with the line of severance between the southerly 25 feet and the northerly 25 feet of said Lot 356, S 42 deg. 41 min. 10 sec. w 25 feet to the point of Beginning, containing 938 square feet, more or less.

BEING the same property conveyed to Ranetta D. Perkins, a single woman, by Warranty Deed from Richard Goddard, unmarried, dated 12/30/09 and recorded on 1/19/10 in Instrument No. 201001190004083, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn before me this 9th day of April, 2013..

Ranetta Perkins by Russell T. Perkins, Attorney in Fact

Ranetta Perkins by Russell T. Perkins, Attorney in Fact

State of Tennessee

County of Williamson

On this 9th day of April, 2013, before me personally appeared Russell T. Perkins, 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 Ranetta Perkins acknowledged that such person executed the same as the free act and deed of Ranetta Perkins.

Notary Public

My Commission Expires:

9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater for this transaction is $161,000.00.

Subscribed to and sworn before me this 9th day of April, 2013.

Affiant

My commission expires: 1-28-16

Notary Public

Send Tax Bills To: New Owner
1535 Arthur Avenue
Nashville, TN 37208
Tax Map/Parcel: 08112025800

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMMISSION EXP.