WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN FORD MARLIN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2015

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31179
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Kennedy	Nashville Bank & Trust	
(NAME)	(NAME)	
5409 Hill Road Circle	4525 Harding Rd., #300	160-8-86
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37205	
(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, **GERALD GORDON HECKLE AND WIFE, *UNA H. HECKLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES B. KENNEDY AND WIFE, LILLIE F. KENNEDY,** 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:

Being lot No. 13 on the Plan of Brentview Meadows, Section I, as of record in Book 3842, page 5, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald Gordon Heckle and wife, Una H. Heckle by Warranty Deed from Claude Dunn Construction Company, Inc, dated November 10, 1965, of record in Book 3957, page 482, said Register's Office,

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 3842, page 5, said Register's Office; and (c) restrictive covenants of record in Book 3914, page 391, said Register's Office; (d) easement of record in Book 7529, page 959, said Register's Office..

* Power of Attorney for Una Hughes Sills-Heckle being recorded simultaneously herewith.

The said Una H. Heckle and Una Hughes Sills-Heckle are one and the same.

unimproved ☐

This is improved ☒ property, known as 5409 Hill Road Circle, Nashville, TN 37220

(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.

BILL GARRETT, Davidson County
Trans:T20130042610 DEEDWARR
Recvd: 05/22/13 09:52 2 pgs
Fees:13.00 Taxes:1184.00
20130522-0051531

Witness my hand this 21st day of May, 2013.

Gerald Gordon Heckle

Una H. Heckle by Gerald Gordon Heckle

Una H. Heckle, BY: Gerald Gordon Heckle, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald Gordon Heckle , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of May, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21 day of May, 2013, before me personally appeared Gerald Gordon Heckle, to me known to be the person who executed the foregoing instrument on behalf Una H. Heckle and acknowledged that he executed the same as the free act and deed of Una H. Heckle.

Witness my hand and official seal at Nashville, Tennessee this 21 day of May, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public