BILL GARRETT, Davidson County
Trans:T20130079196 DEEDWARR
Recvd: 09/12/13 12:29 2 pgs
Fees:13.00 Taxes:2590.00
20130912-0096337

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Stuart Verner** **5326 Anchorage Drive** **Nashville, Tennessee 37220**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **11812002100**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

GREGORY A. HEARD

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

STUART VERNER

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to-wit:

Being Lot No. 220 in Thompson and Ring's Subdivision of Edenwold Park, a plan of which is of record in Book 332, Page 29, Register's Office for said county.

Said Lot No. 220 fronts 50 feet on the East side of Moore Avenue (now Eugenia Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gregory A. Heard by quitclaim deed from E. O'Neil Heard, a/k/a O'Neal Heard, of record in Instrument No.: 20010402-0031171 in the Register's Office for Davidson County, Tennessee.

This property is investment property and has never been used as marital property.

This is improved property known as **2614 Eugenia Avenue, Nashville, Tennessee 37211**

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 heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 10 day of Sept, 2013.

Gregory A. Heard
GREGORY A. HEARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **GREGORY A. HEARD** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 10th day of September 2013.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $700,000.00.

AFFIANT

Sworn to and subscribed to before me this 10th day of September, 2013.

Tara Carter
NOTARY PUBLIC

My Commission Expires: 11-4-13

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.