File No. 130920

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-15
(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily E. Carter	SAME	081-12-0-258.00
(NAME)	(NAME)	
1535 Arthur Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130085065 DEEDWARR
Recvd: 10/02/13 10:43 2 pgs
Fees: 13.00 Taxes: 614.20

20131002-0103360

FOR AND IN 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, Kristina Heering and Daniel Heering, Wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily E. Carter, an unmarried woman, 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 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 and 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 Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said alley and the westerly boundary of said Lot 356, N 47°28'24" 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°41'10" E 50 feet to a point; thence S 2°23'32" 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°41'10" W 25 feet to the point of beginning, containing 938 Sq. Ft. more or less.

Being the same property conveyed to Kristina Heering and Daniel Heering, wife and husband, by Warranty Deed from Ranetta D. Perkins, dated 04/09/13, and recorded on 04/24/13 in Instrument No. 20130424-0040428, Register's Office of Davidson County.

File No. 130920

unimproved ☐

This is improved ☒ property, known as 1535 Arthur Ave., Nashville, TN 37208

(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 30th day of September, 2013.

Kristina Heering

Kristina Heering

Daniel Heering

Daniel Heering

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristina Heering and Daniel Heering, Wife and Husband, the bargainor(s), 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 this 30th day of September, 2013.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016