WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140056025 DEEDWARR
Recvd: 08/01/14 11:05 3 pgs
Fees: 18.00 Taxes: 1535.50
20140801-0068912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LENNIE D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215 My Commission Expires NOV. 3, 2015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Heatherly	New Owner	
(NAME)	(NAME)	128-138
8045 Sawyer Brown Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **ALEX POSTON AND WIFE, DEANA M. POSTON AND EUGENE H. BROOKS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT HEATHERLY AND LAURA HEATHERLY, HUSBAND AND WIFE,** 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☒ property, known as 8045 Sawyer Brown Rd., Nashville, TN 37221

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness our hands this ____ day of July, 2014.

Eugene H. Brooks, By: Alexander Poston, Jr., Attorney in Fact

Alex Poston

Deana M. Poston

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 Alex Poston and Deana M. Poston, the 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 Nashville, Tennessee this 31 day of July, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of July, 2014, before me personally appeared Alexander Poston, Jr., to me known to be the person who executed the foregoing instrument on behalf of Eugene H. Brooks and acknowledged that he executed the same as the free act and deed of Eugene H. Brooks.

WITNESS my hand and seal this 31 day of July, 2006.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Tract Two: (Parcel ID 128-0-138.00)

Being a parcel of land in the second civil District of Nashville, Davidson County, Tennessee, located at the intersection of New Sawyer Brown Road and Old Sawyer Brown Road and being more particularly described as follows:

Beginning at a point in the Easterly line of the Hamlet of record in Plat Book 6250, Page 748, R.O.D.C. said point being the Southwest corner of Lot No. 7 of Stacy Square, Section Seven of record in Plat Book 5200, Page 438, R.O.D.C.; thence with the Southerly line of lots 7 and 9 of said Stacy Square, N 68 deg. 29'49"E, 142.30 feet to a point; thence, with the Southerly line of Lot No. 10 and crossing the terminus of New Sawyer Brown Road, S 48 deg. 44'40"E, 165.81 feet to a point in the Southerly line of Lot No. 13; thence with a curve concave to the Southwest having a central angle of 68 deg 47'13", a radius of 25.00 feet and a chord of S 16 deg. 29'23" E, 28.24 feet for an arc length of 30.01 feet to a point; thence, with a curve concave to the North having a central angle of 35 deg. 56'40", a radius of 235.00 feet and a chord S 68 deg 51'18" E, 145.02 feet for an arc length of 147.43 feet to a point; thence S 03 deg. 24'27"W, 4.20 feet to a point in the Northerly margin of Old Sawyer Brown Road; thence with said margin and a curve concave to the South having a central angle of 06 deg 26'58" a radius of 473.04 and a chord of S 83 deg 44'31"W, 53.22 feet for an arc length of 53.25 feet to a point; thence, leaving said margin, N 88 deg 04'02"W, 277.50 feet to a point; thence, with the East line of the Hamlet, N 26 deg 58'12"W, 153.95 feet to the point of beginning, containing 38,190 square feet or 0.88 acres, more or less.

Being part of the same property conveyed by Quitclaim Deed from Eugene H. Brooks to Eugene H. Brooks, Alex Poston and Deanna M. Poston, as joint tenants with right of survivorship as recorded on the 21st day of January, 2014 in Instrument No. 20140121-0005479 and Warranty Deed from Eric Sox, married to Eugene H. Brooks as recorded on the 23rd day of April, 2012 in Instrument No. 20120423-0034280, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) Easement for Water Line, recorded in Book 7803, Page 678, said Register's Office; (c) Easement for Public Utilities, recorded in Instrument No. 20040204-0013633, said Register's Office; (d) Easement for Sanitary Sewer/Storm Drainage, etc., recorded in Instrument No. 20130724-0076643, said Register's Office.

Eugene H. Brooks is also known as Eugene Henry Brooks.
Alex Poston is also known as Alexander Poston, Jr.