# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069532 DEEDWARR
Recvd: 09/17/14 10:55 2 pgs
Fees:13.00 Taxes:3061.38
20140917-0085239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South, 2nd Floor**
**Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Joseph P. Heenan** | **SAME AS NEW OWNER** | **Map 105-13** |
| (NAME) **914 South Douglas Avenue** | (NAME) | **Parcel 277.00** |
| (ADDRESS) **Nashville, TN 37204** | (ADDRESS) | |
| (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, **GUNNAR NELSON, TRUSTEE OF THE GOOD LIVING TRUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH P. HEENAN AND RYAN M. HEENAN, TENANTS WITH RIGHT OF SURVIVORSHIP** 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 part of Lot No. 77 and 78 on the Plan of Waverly Place, as shown on plat of record in Plat Book 67, page 95, 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 Good Living Trust by Warranty Deed from Michael Scott Grimm and wife, Marlys F. Grimm, dated December 10, 2002, and filed of record in Instrument No. 20030114-0005807, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 95, said Register's Office; and (c) Restrictive covenants contained in Instrument No. 20080930-0099236, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **914 South Douglas Avenue, Nashville, TN 37204**

(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 15th day of September, 2014.**

By:
**Gunnar Nelson, Trustee**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Gunnar Nelson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement dated February 2, 2000, for the benefit of the Good Living Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2014.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public