WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089286 DEEDWARR
Recvd: 11/26/14 13:27 2 pgs
Fees:13.00 Taxes:2889.70
20141126-0109294

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

MST 2014-0962

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $781,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November 2014

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony K. Stewart and Samira Sheikh	New Owner	092 13 0 363.00
(NAME)	(NAME)	
3304 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN37209		
(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, **Heithcock Construction, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tony K. Stewart, an unmarried man and Samira Sheikh, an unmarried woman, joint tenants with rights 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:

Tract I:

Land in Davidson County. Tennessee. Being the westerly 35 feet of Lot. No 98 on the Plan of Hortense Place of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 98 fronts 35 feet on the northerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Tract II:

Land in Davidson County. Tennessee. Being the easterly 15 feet of Lot. No 99 on the Plan of Hortense Place of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 99 fronts 15 feet on the northerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Heithcock Construction LLC by deed of Katy Southers Zuccarello and Brenda Joyce Clark, as tenants in common with the right of survivorship, of record in Instrument Number 201307240076364, Register's Office for Davidson County, Tennessee, dated 07/22/2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee.

This property, known as 3304 Nevada Avenue, Nashville, TN 37209
(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/our hand(s) this 20th DAY OF NOV., 2014.

Heithcock Construction, LLC

BY: _____

Troy Heithcock, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY Heithcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of NOV., 2014.

_____
Notary Public

My commission expires:

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016