# WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 108
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2015

Notary Public

(AFFIX SEAL) CHRISTINE L. ROLAND NOTARY PUBLIC TENNESSEE STATE OF SUMNER COUNTY, TENN.

My Commission Expires 9.18.17

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd, Suite 200
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Daniel L. Hein and Jeana L. Hein | New Owners | 103-7-57 |
| (NAME) | (NAME) | |
| 5511 Knob Road | 8384 River Road Pike | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20152159 |

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, I/we, **Julia F. Bayles**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Daniel L. Hein and Jeana L. Hein, 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. :

Land Davidson County, Tennessee, being Lot No. 19, on the plan of Brookside Court, record in Book 1424, page 145, Register's Office for said County.

Said Lot No. 19 fronts 70 feet on the southwesterly margin of Knob Road and extends back 221.31 feet on the northeasterly line and 220.80 feet on the southwesterly line to a dead line in the rear, measuring 70 feet thereon.

Together with permanent easements for driveway purposes across a portion of the front corners of Lot Nos. 18 and 20 as conveyed by instruments of record in Book 5271, page 945, amended and restated in Instrument No. 20120302-0018674 and Book 5234, page 213, Register's Office for said County.

Being the same property conveyed to Julia F. Bayles by Warranty Deed from W. Martin French, dated November 21, 2007, of record in Instrument No. 20071129-0138679, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor named herein.

This conveyance is subject to the following: (a) 2015 Davidson County taxes; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Book 1424, page 145, Register's Office for said County; and (c) Permanent easements for driveway purposes across a portion of the front corners of Lot Nos. 18 and 20, of record in Book 5271, page 945, amended and restated in Instrument No. 20120302-0018674 and Book 5234, page 213, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5511 Knob Road, Nashville, TN 37209
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150085900 DEEDWARR
Recvd: 10/08/15 10:54 2 pgs
Fees:13.00 Taxes:989.75
20151008-0102740

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of October, 2015

Julia F. Bayles
Julia F. Bayles

By: Keith B. Davis
Keith B. Davis, Attorney in Fact

State of Tennessee )
County of Davidson )

Before me personally appeared Keith B. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julia F. Bayles, and who acknowledged that he executed the same as the free act and deed of Julia F. Bayles.

Witness my hand, at office, this 6th of October, 2015.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires:

My Commission Expires 9-18-17