BILL GARRETT, Davidson County
Trans:T20160018501 DEEDWARR
Recvd: 03/07/16 13:24 2 pgs
Fees:13.00 Taxes:536.50
20160307-0021625

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2016.

Notary Public

My commission expires: 4/24/2019

GREGORY D. VARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dylan J. Heim and Holly H. Heim	**Dylan J. Heim and Holly H. Heim**	**101-00-0-096.00**
6736 River Road Pike	**6736 River Road Pike**	
Nashville, TN 37209	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William M. Nash

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dylan J. Heim and wife, Holly H. Heim

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

The following described property located between River Road and the Gower School Road, described according to survey dated March 8, 1962, by S. H. Hutchison, Surveyor, in the Eighth (8th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a an iron spike in the center of the present River Road and at the intersection of Gower School Road; thence with Gower School Road as follows: South 38° West, passing the center of a cut-off road, or a "Y" at 132 feet, in all 464 feet, more or less, to a point in said road; thence South 45° West 113 feet to a point in said road; thence leaving Gower School Road and passing a stake on the south margin of road, and passing another stake at the corner of the 2nd and 3rd Tracts at 111.5 feet and another stake on the Westerly margin of the present River Road, in all 254.5 feet to a point in the center of said River Road; thence with said River Road as

follows; North 14° East 301.5 feet to a point in the road; thence North 12° East, passing the of the cut-off or "Y" road at 148.6 feet, in all 280.5 feet, more or less, to the point of beginning; and containing 1.71 acres, more or less, and being the 1st Tract shown on the abovementioned survey.

Being the same property conveyed to William M. Nash by Warranty deed from Balanced Property Group, LLC, a Nevada limited liability company of record in Instrument No. 20160107-0001773 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on January 7, 2016. This is ☒ improved ☐ unimproved property known as **6736 River Road Pike, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of March, 2016.

William M. Nash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William M. Nash, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of March, 2016.

Notary Public
My Commission Expires: 4/24/2019

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616041