BILL GARRETT, Davidson County
Trans:T20160032526 DEEDWARR
Recvd: 04/20/16 13:54 2 pgs
Fees:13.00 Taxes:536.50
20160420-0038400

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 19 day of April, 2016.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mary Jo Smith	New owner	044-15-0-421.00
1005 Riverside Drive		
Old Hickory, TN 37138	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen P. Heyneman**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary Jo Smith**, a single person, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3A, Section B, Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen P. Heyneman, by deed from Kathryn D. Anderson, on September 28, 2010, of record in Instrument Number 20101004-0079339, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 67, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1788, page 157; and Book 2027, page 342, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 662, page 743; and Book 626, page 556, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1005 Riverside Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 15, 2016.

S. P. Heyneman

Stephen P. Heyneman

STATE OF MD
COUNTY OF Dorchester

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen P. Heyneman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 15, 2016

My commission expires 2.14.19

Angela Bynum

Notary Public

ANGELA BYNUM
Notary Public
Wicomico County
Maryland
My Commission Expires Feb. 14, 2019