THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160039909 DEEDWARR
Recvd: 05/12/16 15:32 2 pgs
Fees:13.00 Taxes:2453.10
20160512-0047618

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 663,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh M. Heck and Sarah R. Heck	New Owner	MAP 105-13
912 South Douglas Avenue		PARCEL 278.00
Nashville, TN 37204		
(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, **Christopher A. Ciavarra, joined by his spouse, Amanda Lea Daniel**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josh M. Heck and Sarah R. Heck, 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 in Davidson County, Tennessee being part of Lots 77 and 78 on the Plan of Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows: commencing at a point on the south right-of-way of a 20-foot alley shown on the plan of Waverly Place, at the northeast corner of Lot 78; thence along said southerly margin of the said alley North 82 degrees 36 minutes 56 seconds West 16.87 feet to the POINT OF BEGINNING; thence leaving said alley and severing Lots 77 and 78, South 31 degrees 00 minutes 17 seconds East 254.38 feet to a point in the northerly right-of-way of South Douglas Avenue; thence following the northerly margin of South Douglas Avenue along the curve to the right (westwardly) [having a radius of 312.83 feet; chord bearing South 70 degrees 46 minutes 13 seconds West; Delta 11 degrees 1035 feet; Chord of 60.92 feet] a distance of 61.02 feet to an iron pin in the northerly margin of South Douglas Avenue; thence leaving South Douglas Avenue (along former Selfridge's easterly line) North 23 degrees 04 minutes 43 seconds West 262.98 feet to an iron pin in the south margin of the said alley; thence with the south margin of the said alley south 82 degrees 36 minutes 56 seconds East 29.83 feet to the POINT OF BEGINNING. Being described according to a Survey of Patrick S. Coode dated April 13, 2016.

Being the same property conveyed to Christopher A. Ciavarra by deed recorded as Instrument 20090113-00037078, said Register's Office and further vested in him by Agreed Final Order of record as Instrument 20150716-0069608, said Register's Office. Amanda Lea Daniel, spouse of Christopher A. Ciavarra, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **912 South Douglas Avenue, Nashville, TN 37204.**

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 our hands this the 11th day of May, 2016.

Christopher A. Ciavarra

Amanda Lea Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher A. Ciavarra** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of May, 2016.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Lea Daniel**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of May, 2016.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206