BILL GARRETT, Davidson County
Trans:T20160047224 DEEDWARR
Recvd: 06/06/16 09:10 2 pgs
Fees:13.00 Taxes:340.40
20160606-0056490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF May, 2016.

NOTARY PUBLIC: 03-10-19
MY COMMISSION EXPIRES:
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 136
Eric E. Heinz		GROUP 00 0
2720 Old Smith Springs Road	Same	PARCEL 005.00
Nashville, Tennessee 37217		

For and in 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,

William Mark Latham, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Eric E. Heinz, unmarried

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:

BEGINNING at a point in the center line of Smith Springs Road; thence South 86 deg. 45 min. East a distance of 115.4 feet along the center line of Smith Springs Road, to a spike; thence North 2 deg. 30 min. East a distance of 822 feet to an iron pin; thence North 85 deg. 20 min. West a distance of 115.4 feet to a post; thence South 3 deg. West a distance of 444 feet to a post; thence South 1 deg. 45 min. West a distance of 380 feet to the point of origin. This property contains 2.2 acres, more or less, as of a survey made by George W. Watkins, Surveyor, dated October 2, 1996.

Being the same property conveyed to William Mark Latham by deed from June T Hiter-Ader dated July 1, 2002 and recorded in Instrument No 20020703-0079916 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2720 Old Smith Springs Road, Nashville, Tennessee 37217**.

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 hand and official seal at office this 27th day of May, 2016.

William Mark Latham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William Mark Latham, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 27th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027