WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065417 DEEDWARR
Recvd: 07/29/16 13:31 2 pgs
Fees:13.00 Taxes:1073.00
20160729-0078437

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirby C. Witt	new owner	12300009400
(NAME)	(NAME)	
1800 Bakers Grove Road	11	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	11	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Susan H. Heard and Christopher P. Heard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kirby C. Witt, a single man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Beginning at an existing iron pin on the northerly margin of Baker's Grove Road, said point of beginning being the southwest corner of this tract and also being the southeast corner of the Paul Gleaves land of record in Deed Book 5382, Page 567, Register's Office for Davidson County, Tennessee; thence, with Gleaves line and a fence north 07 deg. 25' 05" east 228.88 feet to a point; thence, north 07 deg. 48' 13" east 624.63 feet to a point; thence, north 08 deg. 02' 21" east 401.54 feet to a point; thence north 09 deg. 15' 35" east, 316.60 feet to an existing iron pin; thence, with the line of the Glenn Doyle land of record in Deed Book 1148, Page 358, Register's Office for Davidson County, Tennessee, south 82 deg. 33' 53" east 379.98 feet to an iron pin; thence, leaving Doyle's line south 07 deg. 26' 07" west 293.77 feet to a point; thence, south 55 deg. 14' 00" west 463.15 feet to a point; thence, south 8 deg. 02' 21" west 113.50 feet to a point; thence, south 7 deg. 48' 13" west 624.63 feet to a point; thence, south 7 deg. 25' 05" west 272.87 feet to a point on the northerly margin of Baker's Grove Road; thence, with said northerly margin of Baker's Grove Road, north 41 deg. 07' 55" west 66.71 feet to the point of beginning.

Being the same property conveyed to Susan H. Heard and husband, Christopher P. Heard, by deed of record in Instrument No. 20001027-0106719 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1800 Bakers Grove Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

5411

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/our hands this 28th day of July, 2016.

Susan H. Heard

Christopher P. Heard

State of Tennessee
County of

Personally appeared before me Susan H. Heard and Christopher P. Heard, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2016.

Notary Public
My Commission Expires:

File No.: 11072

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018