BILL GARRETT, Davidson County
Trans:T20160065527 DEEDWARR
Recvd: 07/29/16 15:20 2 pgs
Fees:13.00 Taxes:1110.00
20160729-0078599

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this the 27th day of July, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Clarence M. Heater, Jr. Carol W. Heater	SUNTRUST MORTGAGE ~~NEW OWNER~~	
4141 West Hamilton Rd	1001 SEMMES AVE	069-03-0-112.00
Nashville, TN 37218-1834	RICHMOND, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOLORES SHOCKLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARENCE M. HEATER, Jr. AND CAROL W. HEATER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 106 on the Plan of Enchanted Hills, Section 2 of record in Plat Book 3700, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of West Hamilton Road, said point being common front corner of Lots No. 105 and 106; thence with the margin of said road, Easterly 170.0 feet to a concrete monument being a point in the beginning of a curve; thence around said curve, 39.27 feet to a concrete on the Westerly margin of West Hamilton Court; thence with the margin of the same, Southerly 187.88 feet to a concrete monument being the common front corner of Lots 106 and 107; thence Westerly 179.9 feet to a point; thence Northerly 210 feet to the point of beginning.

Being the same property conveyed to Thomas Edward Shockley and wife, Dolores Shockley by Warranty deed from Clarence H. Smithson and wife, Abbie T. Smithson of record in Book 4739, page 442, Register's Office for Davidson County, Tennessee, dated August 20, 1973 and recorded on August 21, 1973.

Thomas Edward Shockley, Sr. died May 3, 2001.

Being also known as 4141 West Hamilton Rd Nashville, Tennessee 37218-1834.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4141 West Hamilton Rd, Nashville, TN 37218-1834.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of July, 2016.

Dolores Shockley

Dolores Shockley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dolores Shockley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2016.

Notary Public

My Commission Expires: 7-2-18

