Return To:

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Michel R. Pilon
2730 Union Hill Road
Joelton, TN 37080

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 01500018000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TRESA M. HEATH, WIDOWED**, has this day bargained and sold and does hereby transfer and convey unto, **MICHEL R. PILON AND THERESA S. PILON**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Joelton, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Raymond E. Proctor Property, as of record in Book 5190, page 41, Register's Office for said County, described as follows:

Beginning at an iron pin in concrete located in the northerly margin of Union Hill Road, which said iron pin is approximately 3,013 feet from the center line of Wilkinson Road; thence leaving said margin, North 6 degrees 20' 00" East 496.60 feet to a point; thence South 83 degrees 40' 00" East 187.50 feet to a point; thence South 6 degrees 20' 00" West 432.90 feet to an iron pin in concrete located in the northerly margin of said Union Hill Road; thence with said margin, South 67 degrees 26' 00" West 38.00 feet to the beginning of a slight curve having a radius of 856.47 feet; thence with said curve, westwardly 161.00 feet to the beginning.

Being the same property conveyed to William J. Heath and wife, Tresa M. Heath, by deed from Steven H. Lochead, a single person, dated December 30, 2002, appearing of record in Instrument Number 20030103-0001453, of the Register's Office of Davidson County, Tennessee.

William J. Heath having since died intestate on April 9, 2016, devising said property to his wife, Tresa Heath, of the Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to Driveway Easement in Book 10059, page 850; and to any and all matters shown on said plat and survey of record in Plat Book 5190, page 41; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MICHEL R. PILON AND THERESA S. PILON**, their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160087819 DEEDWARR
Recvd: 10/05/16 14:33 3 pgs
Fees:18.00 Taxes:407.00
20161005-0105415

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of September, 2016.

Tresa M. Heath

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Tresa M. Heath and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Joelton, Tennessee, this the 21st day of September, 2016.

NOTARY PUBLIC
My Commission Expires: 6-19-2018

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 21st day of September, 2016.

NOTARY PUBLIC
My Commission Expires: 6-19-2018

SAM L. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY