WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088651 DEEDWARR
Recvd: 10/07/16 12:50 2 pgs
Fees: 13.00 Taxes: 1709.40
20161007-0106433

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of September 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott R. Hearon	New Owner	130 01 0 017.00
(NAME)	(NAME)	
110 Keyway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew D. Martindale and Allie Martindale, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott R. Hearon and Allison S. Hearon, husband and wife**, hereinafter called the GRANTEE(S), 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 61 on the Plan of West Meade Farms Section 3, of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew D. Martindale and Allie Martindale, husband and wife by Warranty Deed from Lukus G. Keown, married, dated October 2, 2014 and recorded October 6, 2014 of record in Instrument Number 20141006-0092514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 1835, Page 4; (2) Covenants, conditions, easements and restrictions recorded, as Book 1851, Page 258, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-33262
SMG TN Warranty Deed

This is improved ☑ property, known as 110 Keyway Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of September 2014

Matthew D. Martindale

Allie Martindale

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew D. Martindale, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of September, 2014.

Notary Public
My Commission Expires: 1/31/17

MARK A BERG
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

STATE OF MINNESOTA

COUNTY OF HENNEPIN

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

Witness my hand and official seal at office this 3rd day of September, 2014.

Notary Public
My Commission Expires: 1/31/17

MARK A BERG
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129