BILL GARRETT, Davidson County
Trans:T20160093128 DEEDWARR
Recvd: 10/21/16 10:34 2 pgs
Fees:13.00 Taxes:884.30
20161021-0111387

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $239,000.00. Affiant Subscribed and sworn to before me, this the 17th day of October, 2016. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Timothy A. Hertel Anna Marita Heikkila-Hertel	new owner	
1919 Valley Park Drive		072-16-0-075.00
Nashville, TN 37216-4113		

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, **KATHLEEN-ANNE AMANO AND HUSBAND, TERRY D. PRICE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY A. HERTEL AND ANNA MARITA HEIKKILA-HERTEL, 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. 80 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen-Anne Amano and husband, Terry D. Price by Warranty deed from David A. Talbot, unmarried of record in Instrument No. 20110125-0006785 Register's Office for Davidson County, Tennessee, dated January 24, 2011 and recorded on January 25, 2011.

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 also known as 1919 Valley Park Drive, Nashville, TN 37216-4113.

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 17th day of October, 2016.

Kathleen Anne Amano by
Stephen Austin As Attorney in Fact

Kathleen-Anne Amano by Stephen Austin As Attorney in Fact

Terry D. Price by
Stephen Austin As Attorney in Fact

Terry D. Priceby Stephen Austin As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2016, before me personally appeared Stephen Austin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathleen-Anne Amano and Terry D Price as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Kathleen-Anne Amano and Terry D Price.

Witness my hand and seal this 17th day of October, 2016.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018