BILL GARRETT, Davidson County
Trans:T20160113217 DEEDWARR
Recvd: 12/27/16 08:06 2 pgs
Fees:13.00 Taxes:1339.40
20161227-0135061

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2031

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2016

Notary Public
Commission Expires: 1-8-19

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Francis A. Heinrich 5420 Drye Run Rd Joelton, TN 37080	Same As Owner	004-00-0-191-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jamell Anthony Randall and wife, Darine Randall

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francis A. Heinrich, an unmarried man, and Patsi-Ann Bova, an unmarried woman, joint tenants with rights of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 1st councilmanic district of Davidson County, Tennessee, more accurately described according to a survey by Island Survey & Engineering dated 12/07/03:

Beginning at a existing iron pin in the northerly margin of Coopertown Road, said pin being the most southeast corner of herein described tract and a common corner to Peter J. Meadows in (DB 5334, Page 839 RODCT); thence with said margin N 81 deg. 36' 07" W, 296.96' to a point; thence with a curve to the right (I= 90 deg. 00' 00", R= 25.00', L=39.27' & CB=N 36 deg. 36' 07"W), 35.36' to a point in the margin of a 50' ingress & egress easement; N 08 deg. 23' 53"E, 508.00' to a point; thence with a curve to the right (I=10 deg. 12'40", R= 840.00' L= 149.70' & CB=N 13 deg. 31'32"E) 149.51' to a existing iron pin; thence S 71 deg. 23'40"E, 498.94' to a existing iron pin; thence S 07 deg. 04'05"W, 49.16' to a existing iron pin; thence N 83 deg. 20'38"W, 200.00' to a existing iron pin; thence S 06 deg. 39'22"W, 538.50' to the point of beginning containing 5.011 acres more or less.

Being the same property conveyed to Jamell A. Randall and wife, Darine Randall by quitclaim deed from Jamell A. Randall of record in Instrument No. 20040521-0060086 Register's Office for Davidson County, Tennessee, dated 05/13/2004 and recorded on 05/21/2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5420 Drye Run Rd, Joelton, TN 37080.

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

Dated this the 21st day of December, 2016.

Jamell Anthony Randall

Darine Randall

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamell Anthony Randall and wife, Darine Randall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of December, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)