BILL GARRETT, Davidson County
Trans:T20160114908 DEEDWARR
Recvd: 12/30/16 09:00 3 pgs
Fees:18.00 Taxes:2183.00
20161230-0137206

**THIS INSTRUMENT WAS PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165727

**WHEN RECORDED RETURN TO**
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00

X Kenneth Laws
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 28th day of December, 2016.

X
Notary Public
My Commission Expires: 2/25/20

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kenneth Laws and Ava Laws<br>2926 22nd Avenue South<br>Nashville, TN 37215 | NEW OWNER | 117-6-28.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David E. Heller and Geralyn V. Heller, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth Laws and Ava Laws, husband and wife**, 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:

**Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 1 and 2, Hillsboro Highlands, Section 2, as of record in Book 5210, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to David E. Heller and wife, Geralyn V. Heller by Warranty Deed from Steven N. Durham and wife, Jill M. Durham, dated February 19, 2004, recorded March 5, 2004, of record in Instrument No. 20040305-0025420, Register's Office for Davidson County, Tennessee.**

This is ☒ Improved OR ☐ Unimproved property located at: **2926 22nd Avenue South, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Geralyn V. Heller by David E. Heller pursuant to the Power of Attorney executed by Geralyn V. Heller on December _____, 2016, of record in Instrument No. 20161230-0137205, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

X KL

X DEH

X GVH by DEH

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

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 28th day of December, 2016.

X _____
**David E. Heller**

X Geralyn V. Heller by David E. Heller, her attorney-in-fact
**Geralyn V. Heller by David E. Heller, her Attorney-in-Fact**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David E. Heller**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2016.

_____
Notary Public
My Commission Expires:
2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **David E. Heller for Geralyn V. Heller**, pursuant to the Power of Attorney executed by **Geralyn V. Heller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of **Geralyn V. Heller**, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 28th day of December, 2016.

_____
Notary Public
My Commission Expires:
2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

EXHIBIT "A"
TO Warranty Deed
From: David E. Heller and Geralyn V. Heller
To: Kenneth Laws and Ava Laws

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

X _____
Affiant

WITNESS my hand and seal at office this 28th day of December, 2016.

_____
Notary Public
My Commission Expires:
_____

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020