File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000398 DEEDWARR
Recvd: 01/03/17 14:33 2 pgs
Fees:13.00 Taxes:462.50
20170103-0000455

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cindy Lockhart	Same	10808025700
(NAME)	(NAME)	
8487 Russell Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Mary Elizabeth Lahey Heckel and Mark Heckel, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cindy Lockhart**, 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 all of Lot No. 31 on the Plan of Section Three, Reelfoot, of record in Plat Book 6250, Pages 167 and 168, 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 Mary Elizabeth Lahey by Quitclaim Deed from Gary Lee Loveday, dated 03/08/2004 recorded 04/02/2004, of record in Instrument No. 20040402-0037084, in the Register's Office for Davidson County, Tennessee.

Note: Final Decree of Divorce recorded for the Case No. 02D-2366

Being the same property conveyed to Mary E. Lahey, unmarried by Warranty Deed from John W. Glass and wife, Rhonda H. Glass, dated 03/27/1987 recorded 04/22/1987, of record in Book 7211, Page 405, in the Register's Office for Davidson County, Tennessee.

The said Mary Elizabeth Lahey having since married and is now known as Mary Elizabeth Heckel.

Mark Heckel, spouse of Mary Elizabeth Heckel, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

Subject to: (1) All matters shown on the plat of record in Plat Book 6250, Pages 167 and 168, in the Register's Office for Davidson County, Tennessee; and (2) Covenants, conditions, easements and restrictions of record in Book 6612, Page 610, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

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 ☐

This is improved ☑ property, known as 3065 Reelfoot Drive, Nashville, TN 37214
(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 29th day of December, 2016.

Mary Elizabeth Lahey Heckel

Mary Elizabeth Lahey Heckel

Mark Heckel

Mark Heckel

State of Tennessee
County of Wilson

Personally appeared before me Mary Elizabeth Lahey Heckel and Mark Heckel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2016.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122