(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ADDRESS NEW OWNER: Michael P. Heeney
601 Elysian Fields Road
Nashville, TN 37211

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 13313000700

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Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joel T. Wilson and Hannah G. Wilson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael P. Heeney** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 665 on the Plan of Section Seven Caldwell Hall Subdivision, of record in Plat Book 3300, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Joel T. Wilson and wife, Hannah G. Wilson, from Ann K. Greer, as Executrix of the Estate of Fred Dewey Staggs, deceased and individually, by Warranty Deed recorded on August 22, 2002, in Instrument No. 20020822-0101467, Register's Office for Davidson County, Tennessee.

This is property with a common address of 601 Elysian Fields Road, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by Grantee.(2) All matters appearing on the Plan of record in Plat Book 3300, Page 19, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170002579 DEEDWARR
Recvd: 01/10/17 13:41 2 pgs
Fees:13.00 Taxes:1059.03
20170110-0002905

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of January 2017.

Joel T. Wilson

Hannah G. Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Joel T. Wilson and Hannah G. Wilson, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of January 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $286,225.00.

Affiant

Subscribed and sworn before me this 6th day of January 2017.

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017

Notary Public
My Commission Expires: _____

File No. 1701K001