WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170008406 DEEDWARR
Recvd: 01/30/17 10:23 2 pgs
Fees:13.00 Taxes:2623.30
20170130-0009497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $709,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl M. Heinemann and Marnie R. Heinemann	New Owner	
(NAME)	(NAME)	118-9 96
1033 Draughon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DAVID N. TENPENNY AND WIFE, PENNY S. TENPENNY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARL M. HEINEMANN AND MARNIE R. HEINEMANN**, 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 the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of Section No. 1 Oriental Golf Club Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, December 17, 1938 as follows:

Beginning on the southerly margin of Draughon Avenue at a point 470 feet west of the westerly margin of 10th Avenue South, said point being the corner of Lots Nos. 4 and 5; thence with the line between said two lots southwardly 182.7 feet to the common corner of Lots Nos. 4, 5 16, and 17; thence with the line between Lots Nos. 4 and 17, westwardly 75 feet to the common corner of Lots Nos. 3, 4, 17, and 18; thence with the line between Lots Nos. 3 and 4, northwardly 180.7 feet to the southerly margin of Draughon Avenue; thence with said Avenue eastwardly 75 feet to the beginning.

Being the same property conveyed to David N. Tenpenny and wife, Penny S. Tenpenny by deed from B.S. Howell, unmarried, dated November 3, 1979, of record in Book 5540, Page 392, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes.

unimproved
This is improved x property, known as 1033 Draughon Avenue, Nashville, TN 37204
(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 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. 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.

BOX 10-A

Witness my hand this 27 day of January, 2017

DAVID N. TENPENNY

PENNY S. TENPENNY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David N. Tenpenny and Penny S. Tenpenny, the bargainors, with whom I am personally acquainted or 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 Nashville, Tennessee this 27 day of January, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public