(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009342 DEEDWARR
Recvd: 02/01/17 10:13 2 pgs
Fees:13.00 Taxes:584.60
20170201-0010592

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Deedra A. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 6-18-18
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Randy A. Heinze	Churchill Mortgage	18-12-21
(NAME)	(NAME)	
200 Fannin Drive	761 Old Hickory Blvd., 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20163093

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, I/we, Helen P. Rager , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Randy A. Heinze, unmarried, 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. 32 on the plan of Mansker Heights, of record in Book 2900, page 10, Register's Office for said County.

Said Lot No. 32 fronts 172 feet on the southwesterly margin of Fannin Drive and extends back 364.8 feet on the northeasterly line and 336.3 feet on the southeasterly line to a dead line in the rear, measuring 47.4 feet thereon.

Being the same property conveyed to Bobby C. Rager and wife, Helen P. Rager by deed from Joseph S. Simon and wife, Betty N. Simon, dated June 28, 1988, of record in Book 7601, page 85, Register's Office for Davidson County, Tennessee. The said Bobby C. Rager having since died on May 16, 2012, leaving Helen P. Rager as surviving tenant by the entirety.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2900, page 10, Register's Office for said County; and (b) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4805, page 843, said Register's Office.

Unimproved ☐
This is improved ☒ property, known as 200 Fannin Drive, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of January, 2017

Helen P. Rager

Helen P. Rager

STATE OF Tennessee)
County OF Madison)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen P. Rager, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of January, 2017.

Victoria Haynes

Notary Public
My Commission Expires: 11/23/2020

