Davidson County	DEEDWARR
Recvd: 02/28/17 14:24	3 pgs
Fees:18.00 Taxes:629.00	
20170228-0019885	

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2017. Notary Public My commission expires: 4-24-19
(Notary Stamp)	GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mary L Steinkirchner	**Mary L Steinkirchner**	**052-05-0A-240.00CO**
1144 Idlewild Court	**1144 Idlewild Court**	
Madison, TN 37115-4759	**Madison, TN 37115-4759**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mitchell Hesson and wife, Alison D. Hesson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mary Steinkirchner

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Revised Plan of Idlewild Court, Section One, of record in Plat Book 6250, Page 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell Hesson and wife, Alison D. Hesson by Warranty Deed from Kristin Cox, unmarried, of record in Instrument No. 20140320-0023044, Register's Office for Davidson County, Tennessee, dated February 28, 2014

and recorded on March 20, 2014. (Value of consideration shown in aforementioned Deed $89,000.00)
Being also known as 1144 Idlewild Court, Madison, Tennessee 37115-4759

This is X improved ☐ unimproved property known as **1144 Idlewild Court, Madison, TN 37115-4759.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of February, 2017.

Mitchell Hesson

Alison D. Hesson

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, Mitchell Hesson and Alison D. Hesson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of February, 2017.

Notary Public
My Commission Expires: 8.24.19

SolomonParks File No. 617030

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

M M Brown
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregary D Vadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY