BILL GARRETT, Davidson County
Trans:T20170018659 DEEDWARR
Recvd: 03/03/17 12:32 2 pgs
Fees:13.00 Taxes:29.60

20170303-0021355

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY BIRTHRIGHT My Commission Expires 08-22-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Gary L. Heesaker and wife, Cheryl D. Heesaker	Gary L. Heeseeker (NAME)	01700034600
0 Lower Walkers Creek Road (ADDRESS)	2901 Lower Walkers Creek Rd. (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Boris A. Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary L. Heesaker and wife, Cheryl D. Heesaker, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OF PARCEL OF LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY DATED MARCH 28, 1995 BY DONALD W. FORTNER, REGISTERED LAND SURVEYOR NO. 1072, AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO CHRISTOPHER B. DOOLEY AND WIFE MARCIA E. DOOLEY, OF RECORD IN BOOK 8733, PAGE 975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING NORTH 87 DEGREES 30 MINUTES WEST 644.4 FEET FROM THE WESTERLY MARGIN OF LOWER WALKER'S CREEK ROAD; THENCE CONTINUING WITH THE LINE OF DOOLEY NORTH 87 DEGREES 30 MINUTES WEST 442.6 FEET TO AN IRON PIN IN THE LINE OF THE PROPERTY CONVEYED TO JOE G. ALLISON OF RECORD IN BOOK 6446, PAGE 651, SAID REGISTER'S OFFICE; THENCE, WITH THE LINE OF ALLISON NORTH 03 DEGREES 00 MINUTES EAST 344.0 FEET TO AN IRON PIN MARKING THE NORTHWEST CORNER OF THIS TRACT, A CORNER TO JOE G. ALLISON AND A CORNER TO THE PROPERTY CONVEYED TO RUSSELL W. THOMAS BY DEED OF RECORD IN BOOK 6344, PAGE 893, SAID REGISTER'S OFFICE; THENCE WITH THE LINE OF THOMAS SOUTH 84 DEGREES 55 MINUTES EAST 420.0 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREES 04 MINUTES EAST 325.7 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.31 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BORIS A. JONES BY FINAL DECREE CONFIRMING SALE IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, IN THE CASE OF METROPOLITAN GOVERNMENT VS. DOOLEY, ET. AL., 14-305-III, OF RECORD AS INSTRUMENT 20141201-0109990, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, HAVING BEEN PREVIOUSLY CONVEYED TO CHRISTOPHER B. DOOLEY AND WIFE MARCIA E. DOOLEY BY WARRANTY DEED FROM BETTY WILLIAMS, OF RECORD AT BOOK 9643, PAGE 229, SAID REGISTER'S OFFICE. THE SAID MARCIA E. DOOLEY DIED ON JANUARY 13, 2006, SURVIVED BY HER HUSBAND CHRISTOPHER B. DOOLEY. BEING FURTHER THE SAME PROPERTY QUITCLAIMED TO BORIS A. JONES FROM CHRISTOPHER B. DOOLEY BY AN INSTRUMENT PLACED OF RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT 20170303-0021354, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Lower Walkers Creek Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 2nd day of March, 2017.

Boris A. Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas L. Cunningham, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC.
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072