BILL GARRETT, Davidson County
Trans:T20170021384 DEEDWARR
Recvd: 03/13/17 14:12 2 pgs
Fees:13.00 Taxes:1443.00
20170313-0024565

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 10th day of March , A.D., 2017 , by and between

Ray A. Lathrop and spouse, Martha Hutchinson

First Parties, and

Matthew Heard and Valerie Schipani, husband and wife, and Michael J. Heard, a married man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY ONE-HALF OF LOT NO. 101 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, AS OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID SOUTHERLY ONE-HALF OF SAID LOT NO. 101 FRONTS 45 FEET IN THE WESTERLY SIDE OF 24TH AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RAY A. LATHROP BY WARRANTY DEED FROM SUZANNE E. JENKINS AND HUSBAND, CHRIS JENKINS, RECORDED ON AUGUST 29, 2008, OF RECORD IN INSTRUMENT NO. 20080829-0088966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Matthew Heard, Valerie Schipani, & Michael J. Heard
2013 24th Avenue South
Nashville, TN 37212

RESPONSIBLE TAXPAYER:
NEW OWNERS

CLT # 10411032400

MR-BR-10318-03791

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____
Ray A. Lathrop

X _____
Martha Hutchinson

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ray A. Lathrop and spouse, Martha Hutchinson , 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, at office, this 15 day of July, 2016.

✓ _____ Notary Public

My Commission Expires: 9-10-2018

PATTI VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 390,000.00. Affiant _____

Subscribed and sworn to before me this 10th day of March, 2017.

My Commission Expires: 4/21/2020 _____

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY