BILL GARRETT, Davidson County
Trans: T20170037847 DEEDWARR
Recvd: 05/04/17 10:21 2 pgs
Fees: 13.00 Taxes: 1849.63
20170504-0044171

WARRANTY DEED

RMM17-0227

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah A. Heldman	new owner (NAME)	
227 Haverford Ave (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	129-04-0-054.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARRETT E. ASHER AND WIFE, ELIZABETH L. ASHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH A. HELDMAN AND PATRICK BEAVIN, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade Subdivision, as of record in Book 547, Page 142, said Register's Office; including part of a closed street known as (West Meade Drive), which was closed by Ordinance No. 09D-1021, Metropolitan Government of Davidson County, Tennessee.

Said part of Lot No. 3 fronts 75 feet on Haverford Avenue, and extends back 455.0 feet, more or less, on the Southeasterly line and 465 feet, 4 inches, more or less, on the Northwesterly line, to a dead line in the rear measuring 75 feet thereon.Being the same property conveyed to Garret E. Asher and wife, Elizabeth L. Asher by Warranty deed from Martin D. Luplow and wife, Lisa Gaston Luplow of record in Instrument No. 20000629-0064867 Register's Office for Davidson County, Tennessee, dated June 27, 2000 and recorded on June 29, 2000.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 547, Page 142, Metro Ordinance No. 094-1021, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 227 Haverford Ave, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of May, 2017.

Garrett E. Asher

Elizabeth L. Asher

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of May, 2017, before me personally appeared Garrett E. Asher and wife, Elizabeth L. Asher to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of May, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959