WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th 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

O-FC-17-835

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John R. Padgett and Lanell B. Padgett	**New Owner**	
(NAME)	(NAME)	**118-10-59.00**
505 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARL M. HEINEMANN AND MARNIE R. HEINEMANN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN R. PADGETT AND LANELL B. PADGETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of R.M. Condra's Subdivision of part of Lot No. 3 on the Nathaniel A. McNairy Lands, as of record in Plan Book 1, Page 29, Chancery Court at Nashville and a part of Lot No. 1 of Block "D" on the Map of Battlefield Estates, as of record in Book 974, Page 59, Register's Office for Davidson County, Tennessee (the property in question being part of Lot 3 of the McNairy Lands) and described according to a survey made November 4, 1940, by W.B. Southgate, Surveyor, as follows:

Beginning at a point, the common corner of Lots Nos. 1 and 2 in the South margin of Sutton Hill Road, being the northeast corner of the property conveyed to Robert W. Bomar and wife by deed from Robert M. Condra, as of record in Book 1148, Page 490, Register's Office for Davidson County, Tennessee; thence along Bomar's easterly line, South 4 deg. West, 212.0 feet, to a point in the center line of Brown's Creek; thence down said Creek, South 66 deg. East, 95.0 feet, to a point, the common corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, North 4 deg. East, 212.0 feet, to a stake in the South margin of Sutton Hill Road; thence with the margin of the same, North 86 deg. West, 95.0 feet to the point of beginning.

Being the same property conveyed to Carl M. Heinemann and Marnie R. Heinemann, husband and wife, by Warranty Deed from Mona Carol Frederick, recorded June 28, 2001 in Instrument No. 20010628-0068511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 59, Register's Office for Davidson County, Tennessee and the Plan of record in Plan Book 1, Page 29, Chancery Court at Nashville, Tennessee;
- Changes in the boundary of the subject property resulting from erosion and accretion caused by the flow of the Brown's Creek;
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County, Tennessee;
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **835 Sutton Hill Road, Nashville, Tennessee 37204**.

BILL GARRETT, Davidson County
Trans:T20170045725 DEEDWARR
Recvd: 05/30/17 14:57 2 pgs
Fees:13.00 Taxes:2201.50
20170530-0053569

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 the 25th DAY OF MAY, 2017.

Carl M. Heinemann

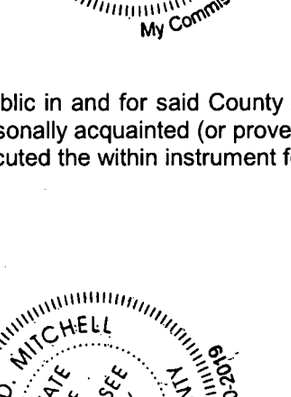
Marnie R. Heinemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of May, 2017.

Notary Public
My Commission Expires: 08/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of May, 2017.

Notary Public
My Commission Expires: 08/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212