Davidson County DEEDWARR
Recvd: 08/31/17 15:45 3 pgs
Fees:18.00 Taxes:1939.91
20170831-0089851

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23698	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 524,300.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2017 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

STACY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 5, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Eckert & Nivah R. Eckert	Franklin American Mortgage Co.	MAP 128-00-0
8045 Sawyer Brown Road	6100 Tower Circle Ste 600	PARCEL -138.00
Nashville, TN 37221	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Laura Heatherly, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Eckert and Nivah R. Eckert, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Second Civil District of Nashville, Davidson County, Tennessee, located at the intersection of New Sawyer Brown Road and Old Sawyer Brown Road and being more particularly described as follows:

Beginning at a point in the Easterly line of the Hamlet of record in Plat Book 6250, Page 748, R.O.D.C. said point being the Southwest corner of Lot No. 7 of Stacy Square, Section Seven of record in Plat Book 5200, Page 438, R.O.D.C.; thence with the Southerly line of lots 7 and 9 of said Stacy Square, North 68 degrees 29' 49" East, 142.30 feet to a point; thence, with the Southerly line of Lot No. 10 and crossing the terminus of New Sawyer Brown Road, South 48 degrees 44' 40" East, 165.81 feet to a point in the Southerly line of Lot No. 13; thence with a curve concave to the Southwest having a central angle of 68 degrees 47' 13", a radius of 25.00 feet and a chord of South 16 degrees 29'23" East, 28.24 feet for an arc length of 30.01 feet to a point; thence, with a curve concave to the North having a central angle of 35 degrees 56' 40", a radius of 235.00 feet and a chord South 68 degrees 51' 18" East, 145.02 feet for an arc length of 147.43 feet to a point; thence South 03 degrees 24' 27" West, 4.20 feet to a point in the Northerly margin of Old Sawyer Brown Road; thence with said margin and a curve concave to the South having a central angle of 06 degrees 26' 58" a radius of 473.04 and a chord of South 83 degrees44' 31" West, 53.22 feet for an arc length of 53.25 feet to a point; thence, leaving said margin, North 88 degrees 04' 02" West, 277.50 feet to a point; thence, with the East line of the Hamlet, North 26 degrees 58' 12" West, 153.95 feet to the point of beginning, containing 38,190 square feet or 0.88 acres, more or less.

Being the same property conveyed to Robert Heatherly and Laura Heatherly, husband and wife by Warranty deed from Alex Poston and wife, Deana M. Poston and Eugene H. Brooks, married of record in Instrument No. 20140801-0068912 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 01, 2014. The said Robert Heatherly has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8045 Sawyer Brown Road, Nashville, TN 37221.**

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 hand this the 30th day of August, 2017.

Laura Heatherly

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 **Laura Heatherly** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2017.

My Commission expires: 1-6-20

Notary Public



True Copy Certification

I, KEMBERLY POWELL, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)