BILL GARRETT, Davidson County
Trans: T20170076791 DEEDWARR
Recvd: 09/01/17 10:21 2 pgs
Fees: 13.00 Taxes: 577.57
20170901-0090098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,100.00

William G Fykes
Affiant

Subscribed and sworn to before me, this 31ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Fykes, single man	William G. Fykes (NAME)	
310 Janette Avenue (ADDRESS)	10613 West Sam Houston Pkwy., N, Ste. 200 (ADDRESS)	033-08-0-090-00
Goodlettsville, TN 37072-2613 (CITY) (STATE) (ZIP)	Houston, TX 77064 (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 Margaret Nancy Heaney, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William G. Fykes, single man, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING LOT NO. 326 ON THE PLAN OF GATEWOOD, SECTION 2, AS OF RECORD IN BOOK 3700, PAGES 144 AND 145, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE.

SAID LOT FRONTS 110.34 FEET ON THE SOUTHERLY SIDE OF JANETTE AVENUE AND EXTENDS BACK 161.9 FEET ON THE EASTERLY LINE AND 157.42 FEET ON THE WESTERLY LINE TO A DEAL LINE AND MEASURES 58 FEET.

BEING THE SAME PROPERTY CONVEYED BY JONES LUMBER COMPANY, INCORPORATED TO JOHN T. HEANEY AND WIFE MARGARET T. HEANEY BY WARRANTY DEED OF RECORD IN BOOK 4390, PAGE 868, SAID REGISTER'S OFFICE. THE SAID MARGARET T. HEANEY PREDECEASED JOHN T. HEANEY. JOHN T. HEANEY SUBSEQUENTLY MARRIED MARY EDITH HEANEY. JOHN T. HEANEY SUBSEQUENTLY DIED TESTATE. BY HIS WILL, ADMITTED TO PROBATE BY THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 92073, OF RECORD IN WILL BOOK 165, PAGE 683 OF SAID COURT AND AT BOOK 7933, PAGE 362, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, JOHN T. HEANEY DEVISED THE WITHIN PROPERTY TO MARY EDITH HEANEY FOR LIFE WITH THE REMAINDER TO JOHN THOMAS HEANEY, JR. AND MARGARET NANCY HEANEY. MARY EDITH HEANEY SUBSEQUENTLY QUITCLAIMED HER RIGHT, TITLE AND INTEREST TO JOHN THOMAS HEANEY, JR. AND MARGARET NANCY HEANEY BY AN INSTRUMENT OF RECORD AT BOOK 8736, PAGE 181, SAID REGISTER'S OFFICE. JOHN THOMAS HEANEY, JR. SUBSEQUENTLY DIED INTESTATE ON JULY 15, 1983, SURVIVED BY HIS WIFE MARGIE HEANEY AS HIS SOLE HEIR AT LAW. MARGIE HEANEY CONVEYED ALL OF HER RIGHT, TITLE AND INTEREST TO MARGARET NANCY HEANEY BY A QUITCLAIM DEED EXECUTED AUGUST 15, 2017 AND PLACED OF RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT 20170901-0090097, 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 ( )
This is improved (X) property, known as 310 Janette Avenue, Goodlettsville, TN 37072-2613
(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 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

WARRANTY DEED

(Continued)

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 31st day of August, 2017.

Margaret Nancy Heaney

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 31st day of August, 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
405 Two Mile Pike Ste B
Goodlettsville, TN 37072