Bill Garrett Davidson County
Batch# 1525 DEEDWARR
09/18/2017 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $373.70
20170918-0094904

WARRANTY DEED

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2018

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelli Brock Heidler	Kelli Brock Heidler	053030368.00
(NAME)	(NAME)	
1509 Cleves Street	1509 Cleves St	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, we, **David L. Drummond and wife Kathleen M. Drummond, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelli Brook Heidler, a single woman as her sole and separate property.** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No 80 on the Revised Plan of Section "E" of Village of Old Hickory as of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee.

Said Part of Lot No 80 fronts 124 feet on the Easterly margin of Cleve Street and adjoins property on the North originally conveyed to Ann Evans, as of record in Book 3220, page 79, Register's Office for Davidson County, Tennessee, Beginning on the SW corner of Ann Evan's property on the Easterly margin of Cleve Street and along Ann Evan's property in an Easterly direction 95 feet to a point on the Eastern corner of Ann Evan's property in a Northerly direction 11 feet to a point proceeding 27 feet west to a point adjoining Ann Evan's property; thence proceeding 45 feet in a Northerly direction to a point on the Southern border of Martin Allen's property and proceeding along the Southern border of Martin Allen's property 87.6 feet to a point on the Southeastern part of Martin Allen's property: thence proceeding Easterly to the Western border of the York property; thence 189.7 feet in a southerly direction to a point adjoining Charles Pruitt property and York property proceeding in a Westerly direction 155.6 feet to the Easterly margin of Cleve Street and proceeding on the Easterly margin of Cleve Street 124 feet North to the point of beginning.

Being the same property conveyed to David L. Drummond and wife, Kathleen M. Drummond by Deed from Pamela G. Higdon, a single person dated 05/17/1996 recorded 05/21/1996, of record in Book 10055, Page 510, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Book 1424, Page 132, in the Register's Office for Davidson County, Tennessee; (2) Easement of record in Book 2243, Page 241, in the Register's Office for Davidson County, Tennessee; (3) Survey Map of record in Book 1424, Page 69, of record in Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee; (4) and Easement for the flow of unnamed stream, as

much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1509 Cleves Street, Old Hickory, TN 37138

(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), 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), 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 our hands this 13th day of September 2017.

David L. Drummond

Kathleen M. Drummond

State of Tennessee
County of Wilson

Personally appeared before me David L. Drummond and Kathleen M. Drummond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of September, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Jason Nguyen, 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 Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jason Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

