Bill Garrett Davidson County
Batch# 3890 DEEDWARR
09/22/2017 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20170922-0097614

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/16/15

(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
Raymond B. Heymann	Peoples Home Equity, Inc	
(NAME)	(NAME)	
2809 Emery Drive	5205 Maryland Way, Ste 101	096-09-0-164.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 considerations, the receipt of which is hereby acknowledged, **Sylvia J. Gardner, Trustee of the Sylvia J. Gardner Trust dated 3/25/1999**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Raymond B. Heymann and Emily L. Heymann, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 8 on the plan of Twin Lawn Subdivision of Record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Lot No. 8 fronts 74.9 feet on the southerly side of Emery Drive and runs back between Lines, 236.5 feet on the easterly side and 238 feet on the westerly side to an irregular line in the rear and measures 95 feet on said irregular line.

Being the same property conveyed to Garner Oapman Gardner and wife, Sylvia J. Gardner by deed from Clarence Elrod and wife, Elaine O. Elrod, dated September 8, 1955 and filed in Book 2451, page 255, said Register's Office. Garner Oapman Gardner has since died.

Further being the same property conveyed to Sylvia J. Gardner, Trustee of the Sylvia J. Gardner Trust by Deed dated 06/08/1999 from Sylvia J. Gardner of record in Book 11606, Page 395, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat at Book 2331, Page 9, said Register's Office. Notice of Completion of record in Book 8579, Page 546, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

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 2809 Emery Drive, Nashville, TN 37214

File No.: 01288-39703
SMG TN Warranty Deed

(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 my hand this 21st day of September, 2017.

SYLVIA J. GARDNER, TRUSTEE OF THE SYLVIA J. GARDNER TRUST DATED 3/25/1999

Sylvia J. Gardner, Trustee

Sylvia J. Gardner
Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sylvia J. Gardner with whom I am personally acquainted and who proved herself to be the Trustee of The Sylvia J. Gardner Trust dated 3/25/1999, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

