Box #14
G# 30131.3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 14286 DEEDWARR
10/17/2017 09:20:20 AM 2 pgs
Fees: $13.00 Taxes: $825.10

20171017-0106130

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(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
Family Trust Services, LLC	"New Owner"	061-14-0-136.00
(NAME)	(NAME)	
3807 Baxter Avenue	829 Gale Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37204	
(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, **Susan Hawks Heskett and Irving Franklin Heskett, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Family Trust Services, LLC**, 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 Lot No. 38 on the Plan of The Subdivision of the Maplewood, Home Tract of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Hawks Heskett and Irving Franklin Heskett, wife and husband by Quitclaim Deed from Ada Hawks, widow, life tenant, extinguishing her life estate, and Susan Hawks Heskett, married to grantee Irving Franklin Heskett dated September 17, 2015 and recorded June 22, 2016 of record in Instrument No. 20160622-0063765, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee. Restrictive Covenant for Detached Structure recorded on August 5, 2013 as Instrument No. 20130805-0081466 Register's Office for Davidson County, Tennessee. 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 3807 Baxter Avenue, Nashville, TN 37216
(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 October, 2017.

Susan Hawks Heskett

Irving Franklin Heskett

State of VIRGINIA
County of Loudoun

Personally appeared before me Susan Hawks Heskett and Irving Franklin Heskett, 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 October, 2017.

Notary Public Jayson Fugal
My Commission Expires: 9-30-2018

JAYSON RICHARD FUGAL
NOTARY PUBLIC
REGISTRATION # 7338547
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2018

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