BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 19309 **DEEDWARR**
10/30/2017 11:29:07 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20171030-0110915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 5, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company Custodian fbo 200317346 IRA	New Owner	
(NAME) 846 A Clayton Ave.	(NAME)	119-06-312.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, WE, **ROBERT HECKMAN, MARRIED AND SUSAN LORAND, UNMARRIED, SOLE HEIRS AT LAW OF DAVID A. HECKMAN, DECEASED, DAVIDSON COUNTY PROBATE DOCKET NO. 17P-1354**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EQUITY TRUST COMPANY CUSTODIAN FBO 200317346 IRA,** 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 Davidson County, Tennessee, being Lot No. 4 on the Plan of Rosewood Estates, Section II of record in Plat Book 4955, Page 125, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 4 fronts 50 feet in the Northerly margin of Jay Drive and runs back 104.64 feet on the Easterly side and 152.36 feet on the Westerly side to a line on the rear on which it measures 154 feet thereon.

Being the same property conveyed by Warranty Deed from Betty Golliher and Oma Chapman, unmarried persons to David A. Heckman, unmarried, as recorded on the 28th day of November, 1989 in Deed Book 7992, Page 711, in the Register's Office of Davidson County, Tennessee. David A. Heckman died testate on July 8, 2017. Robert Heckman and Susan Lorand aka Susan Heckman Lorand are the devisees under the Will of David A. Heckman probated on under Docket No. 17P-1354, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 212 Jay Dr, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Z p)

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 16 day of October, 2017

ROBERT HECKMAN

SUSAN LORAND

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 Robert Heckman and Susan Lorand, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of October, 2017.

Commission expires:



Notary Public