WARRANTY DEED

Bill Garrett Davidson County
Batch# 23263 DEEDWARR
11/07/2017 12:43:50 PM 2 pgs
Fees: $13.00 Taxes: $880.60

20171107-0114624

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donovan V. Heard	New Owner	026-06-0-093.00
(NAME)	(NAME)	
102 Hollis Ct.	"	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lloyd D. Waldron, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donovan V. Heard, a single man,** 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. 274 on the Plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549, and amended in Book 7859, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being Book 7649, page 288

BEING the same property conveyed to Lloyd D. Waldron, unmarried, by Warranty Deed from Charlotte E. Snider, individually and as Administrator of the Estate of Gertrude M. Pearcy, Louis W. Pearcy, Peggy Hegi, Debra Church, a/k/a Debi Church, Gary Pearcy, Individually and as Executor of the Estate of Edward A. Pearcy, Jr., Michael Pearcy, Angela Griffin, Ashley Huffman and Richard Pearcy, dated May 16, 2012 and recorded May 18, 2012 in Instrument Number 20120518-0043164, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to the plan of record in Plat Book 6900, Page 549, amended in Book 7859, Page 41, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 6406, Page 929, said Register's Office.

Subject to HOA Charter of record in Book 6396, Page 542; amended in Book 8192, Page 65, said Register's Office.

Subject to Conveyance of Common Area of record in Book 7864, Page 369, said Register's Office.

Subject to Water Main Easements of record in Book 4377, Page 94 and Book 6636, Page 824, said Register's Office.

0036

Subject to Sanitary Sewer Easement of record in Book 6117, Page 290, said Register's Office.

Subject to TVA Easements of record in Book 2487, Page 227 and Book 3067, Page 181, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 102 Hollis Ct., Goodlettsville, TN 37072
(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 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 hands this 3rd day of November, 2017.

Lloyd D. Waldron

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 3rd day of November, 2017.

Jennifer A Hoffman
Notary Public
My Commission Expires: 6/18/19

File No.: 20171669