THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214910

Bill Garrett Davidson County
Batch# 65201 DEEDWARR
03/05/2018 02:55:22 PM 2 pgs
Fees: $13.00 Taxes: $2,959.63
20180305-0020708

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $799,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2018.

Notary Public
My Commission Expires: 07/06/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Christopher Heffel and Signe Elizabeth Anderson 1703 Sevier Street Nashville TN 37206	New Owner	Tax Parcel ID No. 094-02-0-237.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn Stevens n/k/a Kathryn Warner and Charles C. Warner, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Christopher Heffel, a single man and Signe Elizabeth Anderson, a single woman, as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3 , as shown on the map entitled Resubdivision of Lot 81 and Lot 82 United Electric Railways Addtion to Nashville, of record in Instrument No. 20140729-0067581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KATHRYN STEVENS and CHARLES C. WARNER, as tenants in common with right of survivorship, by deed from BRAVO TWO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20151014-0104460, dated October 8, 2015, said Register's Office. Kathryn Stevens having since married and is now known as Kathryn Warner.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 094-02-0-237.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20140729-0067581, said Register's Office.

This is improved property located at 1703 Sevier Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # RRR-18-1703

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2018.

Kathryn Warner

Charles C. Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn Warner and Charles C. Warner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018