Bill Garrett Davidson County
Batch# 70838 DEEDWARR
03/19/2018 02:06:41 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20180319-0025782

WARRANTY DEED

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MARCH, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Burr & Wadderwell, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9379

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lukas Wade Colbert		
5511 Knob Road		103-07-057.00
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

DANIEL L. HEIN AND JEANA L. HEIN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUKAS WADE COLBERT, UNMARRIED

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 Davidson County, Tennessee, being Lot No. 19, on the plan of Brookside Court, record in Book 1424, Page 145, Register's Office for said County. Said Lot No. 19 fronts 70 feet on the Southwesterly margin of Knob Road and extends back 221.31 feet on the Northeasterly line and 220.80 feet on the Southwesterly line to a dead line in the rear, measuring 70 feet thereon. Together with permanent easements for driveway purposes across a portion of the front corners of Lot Nos. 18 and 20 as conveyed by instruments of record in Book 5271, Page 945, amended and restated in Instrument No. 20120302-0018674 and Book 5234, Page 213, Register's Office for said County.
Being the same property conveyed to Daniel L. Hein and Jeana L. Hein, husband and wife by Warranty Deed from Julia F. Bayles, recorded on the 8th day of October, 2015 in Instrument No. 20151008-0102740, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURT, as recorded in Plat Book 1424, Page(s) 145, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Easement for Driveway, recorded in Book 5271, Page 945.

6. Easement for Restated Driveway, recorded in Instrument No. 20120302-0018674.

7. Easement for Permanent Driveway, recorded in Book 5234, Page 213.

This is improved property known as 5511 Knob Road, Nashville, TN 37209

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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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 15th day of March, 2018.

Daniel L. Hein

Jeana L. Hein

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DANIEL L. HEIN AND JEANA L. HEIN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 15th day of March, 2018.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: *3-15-2020*