WARRANTY DEED

File #18124

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 4/18/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Heathcott	New Owner	14704007100-
(NAME)	(NAME)	
3717 Faulkner Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Betty P. Carnahan A/K/A Betty Carnahan, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Heathcott, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 106 on the Plan of Hillbrook, Section Three, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee.

Said Not No. 106 fronts 76 feet on the westerly side of Faulkner Drive and runs back between lines, 164.8 feet on the northerly line and 165.7 feet on the southerly line to a dead line in the rear on which it measures 76 feet.

Being the same property conveyed to Alfred M. Carnahan, Sr. and wife, Betty P. Carnahan by Warranty Deed from William and Lee, Incorporated dated November 23rd 1965 and recorded December 1st 1965 of record in Book 3964, Page 160, Register's Office for Davidson County, Tennessee. The said Alfred M. Carnahan, Sr. having since died on or about September 16, 2017.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 84909 DEEDWARR
04/26/2018 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $936.10
20180426-0039435

unimproved ☐
This is improved ☒ property, known as 3717 Faulkner Drive, Nashville, TN 37211

(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 hand this 25th day of April, 2018.

Betty P Carnahan by Bruce Carnahan Attorney in Fact

Betty Carnahan

By: Bruce Carnahan, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of April, 2018, before me personally appeared Bruce Carnahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Betty Carnahan pursuant to a Durable Power of Attorney dated 11/7/2017 and filed of record in Instrument No. 20180424-0038218, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Betty Carnahan, as his/her attorney in fact.

Witness my hand and official seal this 25th day of April, 2018.

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, **Danielle Marie Crane**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Marie Crane
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Shelly Lufkin**, a notary public for this county and state, **Danielle Marie Crane**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly Lufkin
Notary's Signature

My Commission Expires: 5/19/20

Notary Seal:

