Bill Garrett Davidson County
Batch# 87198 DEEDWARR
05/01/2018 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20180501-0041248

WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson) 31486

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of April, 2018

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
STEVEN R. HECKLIN AND SANDRA K. HECKLIN	BANK OF AMERICA, N.A.	11-15
(NAME) 144 Caravon Parkway	(NAME) 7105 Corporate Drive	033.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WILLIAM ALAN STRAUSS AND MYRNA STRAUSS LEE, AS SOLE HEIRS OF LEON STRAUSS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN R. HECKLIN AND WIFE, SANDRA K. HECKLIN**, hereinafter called the Grantee(s), 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. 28, on the Plan of West Meade Village, Section "E", as of record in Book 2231, Page 77, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 28 fronts 166 feet on the westerly side of Robin Hill Road and runs back between lines, 400 feet on the northerly side and 356.4 feet on the southerly side, which is a broken line, to a dead line in the rear measuring 241.7 feet thereon, subject to covenants, restrictions and easements of record.

BEING the same property conveyed to LEON STRAUSS AND WIFE, CHARLOTTE STRAUSS, by Deed from MARTIN LEVENTHAL AND WIFE, JANE F. LEVENTHAL, dated November 6, 1964, of record in Book 3833, Page 81, Register's Office for Davidson County, Tennessee. Subsequently, Charlotte Strauss predeceased Leon Strauss and Leon Strauss became vested with title as surviving tenant by the entireties. Then Leon Strauss died intestate and title having vested in William Alan Strauss and Myrna Strauss Lee as his only heirs at law as evidenced by an Affidavit of Heirship of record in Instrument No. 20180124-0007481, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6052 Robin Hill Road, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of April, 2018.

WILLIAM ALAN STRAUSS

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 **WILLIAM ALAN STRAUSS, AS SOLE HEIR OF LEON STRAUSS**, 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 the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2018.

My Commission Expires: 07/02/18

Notary Public



WITNESS WHEREOF, our hands, this 30th day of April, 2018.

Myrna Strauss Lee
MYRNA STRAUSS LEE

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MYRNA STRAUSS LEE, AS SOLE HEIR OF LEON STRAUSS,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami-Dade, Florida, this 26th day of April, 2018.

My Commission Expires: 8/18/2018 Katherine Bray Murphy
Notary Public

KATHERINE BRAY MURPHY
Notary Public - State of Florida
My Comm. Expires Aug 18, 2018
Commission # FF 115766
Bonded Through National Notary Assn.

I, the undersigned, 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.

Peter Weiss

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Dee Files Kennedy
Notary Public