8:30

NEW OWNER:

HES Investment, LLC
4832 Torbay Drive
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0255 MJ

Map 147 Group 08-0 Parcel 101.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 96329 **DEEDWARR**
05/24/2018 11:39:56 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20180524-0049875

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES E. WOODARD**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HES INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

The following described property, located in Davidson County, Tennessee, to wit:

Lot Number 101, Section Two, Beverly Heights Subdivision, and of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James E. Woodard, by Special Warranty Deed from Fannie Mae, A/K/A Federal National Mortgage Association, dated December 23, 2010, and of record in Instrument No. 20101230-0103768, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James E. Woodard, by Quitclaim Deed from Kristy B. Woodard, dated January 25, 2018, and of record in Instrument No. 20180126-0008431, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4832 Torbay Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **April, 2018**.

JAMES E. WOODARD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES E. WOODARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **April, 2018**.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-24-21

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The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00 .

AFFIANT

Sworn to and subscribed to before me this 30th day of **April, 2018.**

NOTARY PUBLIC

My commission expires: 10-6-21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY