Bill Garrett Davidson County
Batch# 107283 DEEDWARR
06/21/2018 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $438.82
20180621-0060122

WARRANTY DEED

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires May 15, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,600.00

David S Heth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2018.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

18003251

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Heth	Franklin American Mortgage Company	
(NAME)	(NAME)	
4494 Brick Church Pike	6100 Tower Circle, Suite 600	032 00 0 095.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Franklin, TN 37067	
(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, WE, **Elizabeth Riley, as Trustee of The Imogene S. Grant Revocable Living Trust dated June 12, 2001** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Heth, a single man** 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:

All that certain land situate in the 10th Civil District of Davidson County, State of Tennessee, to wit:

Being Tract 3 of the W.C. Cato Property, and described according to a survey made by Murray D. Shanklin, revised September 5, 1968, as follows: Beginning in the West margin of Brick Church Pike, at the corner of Tracts 3 and 4; thence with the Pike S 17° 48' E 113.5'; thence S 21° 14' E 97.7' to the corner of Tracts 2 and 3; thence with the line between said Tract S 88° 18' W 716' to an iron pin, a corner of the David F. Jernigan property; thence with Jernigan's northerly line S 54° 15' W 1022' to an iron pin; thence with the East line of the J.W. Jennings tract, North 3° 45' E 656' to the corner of Tracts 3 and 4; thence along the line between said Tracts N 83° 25' E 1425" to the beginning.

Being all of the same property conveyed to Imogene S. Grant, as Trustee of The Imogene S. Grant Revocable Living Trust Dated June 12, 2001 by Trustee's Deed dated July 13, 2001 from Imogene S. Grant, of record in Instrument Number 20010912-0099526, Register's Office for Davidson County, Tennessee. Imogene S. Grant having since died on February 15, 2015. Robert Sutherland, the first successor trustee, having since died on August 5, 2008. Elizabeth Riley is signing as Trustee, pursuant to Certificate of Trust of record in Instrument Number _____20180621006012l_____, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **4494 Brick Church Pike, Whites Creek, Tennessee 37189**

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 our hands this 21st day of June, 2018.

The Imogene S. Grant Revocable Living Trust dated
June 12, 2001

By: Elizabeth Riley, Trustee
Elizabeth Riley, Trustee

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 Elizabeth Riley, as Trustee of The Imogene S. Grant Revocable Living Trust dated June 12, 2001 the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 21st day of June, 2018.

Commission expires: 5-15-21

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires May 15, 2021

Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

True Copy Certification

I, Nikki McKinney, 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.

nmckinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

