Bill Garrett Davidson County
Batch# 135626 DEEDWARR
08/31/2018 01:34:30 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20180831-0086701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-

(AFFIX SEAL)

MEMORIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Heitman	owner at address	
(NAME)	(NAME)	07109004300
1319 Baptist World Center Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Virginia A Manning, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Dana Heitman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 part of Lot No. 1 on the Map of W. H. Nance's Subdivision of Lot No. 14 of the Brooklyn Plan, as of record in Book 332, Page 14, Register's Office for Davidson County, Tennessee and Part of Lot No. 15 on the Plan of Brooklyn, as of record in Book 19, Page 504, Register's Office for Davidson County, Tennessee. Being part of Lot "A" on the unrecorded plan of said Lot No. 15 in Brooklyn and Lot 1 on the Map of said Nance's Subdivision described according to a survey made by John M. Sullivan, County Surveyor, dated August 26, 1960, as follows: Beginning on the Northeasterly margin of the Old Whites Creek Pike at the corner of Lots "A" and "B" being the Southwest corner of the property conveyed to Ralph B. Guy and wife, by deed from George G. Mooney and wife, as of record in Book 1906, Page 338, Register's Office of Davidson County, Tennessee; thence with Guy's Northwesterly line North 38 degrees 02' East 165.2 feet; thence Northwestwardly 36.8 feet, more or less, to a point on an abandoned alley; South 54 degrees 10' East 73.4 feet from the corner of Lots No. 1 and 2 on Nance's Subdivision; thence Southwestwardly 164 feet, more or less to the Southeasterly margin of the Old Whites Creek Pike; thence with said Pike, South 46 degrees 10' East 36.3 feet to the beginning.

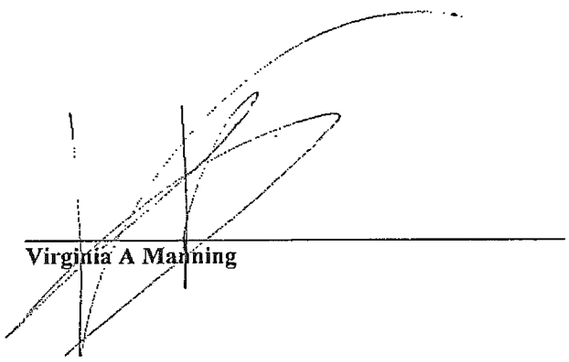
Being the same property conveyed to Virginia A. Manning by virtue of that certain Warranty Deed dated May 5, 2000, and being of record at Instrument No. 20000511-0047769 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1513 Lock Rd. Nashville, TN 37207
(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 31st day of August, 2018.



Virginia A Manning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Virginia A Manning** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2018.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kenikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

KENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019