NEW OWNER:

Charles J. Resha IV
3201 Overlook Drive
Nashville, TN 37212

SEND TAX BILLS TO:

UNITED SHORE FINANCIAL SERVICES, LLC
585 SOUTH BOULEVARD E
Pontiac, MI 48341

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 18-644

MAP & PARCEL
104-10-0-158

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 156101 **DEEDWARR**
11/02/2018 10:03:48 AM 3 pgs
Fees: $18.00 Taxes: $2,895.25

20181102-0108735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($782,500.00) **SEVEN HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, **JONATHAN HEARD AND KATHERINE HEARD**, husband and wife ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES J. RESHA, IV, A SINGLE MAN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson, Tennessee, bound and described as follows, to-wit:

Land situated in Davison County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 201 on the Map showing Dr. R.W. Grizzard's Subdivision of part of the Bosley Tract on 32nd Avenue South, not of record, but described according to a survey made October 10, 1930, by Erie Drake County Surveyor as follows:

Beginning at the southwest corner of Hillside or Overlook Drive and 32nd Avenue South, and running thence southerly with the westerly side of 32nd Avenue South, 195 feet to the northeast corner of Lot No. 202 on said Plan; thence southwesterly with the line between said lots Nos. 201 and 202, 40 feet to the southeast corner of Lot No. 200 on said Plan; thence northwesterly with the line between said Lots Nos. 200 and 201, 182 feet (erroneously referred to as 132 feet in the prior conveyance) to the southeasterly margin of Hillside of Overlook Drive, thence northeasterly with the southeasterly margin of said Hillside of Overlook Drive, 100-1/3 feet to the point of beginning.

Being the same property conveyed to Katherine C. Heard and Jonathan Heard, wife and husband by Warranty deed from Kathy Hadfield and Scott Hadfield, wife and husband of record in Instrument No. 20130604-0056037 Register's Office for Davidson County, Tennessee, dated 05/24/2013 and recorded on 06/04/2013.

Being also known as 3201 OVERLOOK DRIVE NASHVILLE, Tennessee 37212.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31 day of **October, 2018**.

Jonathan Heard

Katherine Heard

STATE OF TENNESSEE

COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 31 day of **October,2018**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **782,500.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 31st day of **October, 2018**.

_____
NOTARY PUBLIC

My commission expires: 1/29/2020

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER