Karen Y Johnson Davidson County
Batch# 156415 DEEDWARR
11/02/2018 02:53:32 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20181102-0108976

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1337

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana N. Heagy, Trustee for Emily Nichole Heagy under the trust established by the Last Will and Testament of Dixie Glover Heagy, deceased and Gill Glover Heagy, individually and Ashley Glover Holland, individually, as Devisees under the Last Will and Testament of Dixie Glover Heagy, deceased** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allentown Investment, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Lindawood of record in Plat Book 2330, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dixie Glover Heagy by warranty deed from Richard Thomas Heagy of record in Book 4056, page 496, Register's Office for Davidson County, Tennessee, dated 09/12/1966 and recorded on 09/14/1966. The said Dixie Glover Heagy is deceased and the Last Will and Testament of Dixie Glover Heagy, deceased was filed for Probate in Docket No. 18P1559, in the Seventh Circuit Court for Davidson County, Tennessee. Said Grantors names above are the herein devisees of said Last Will and Testament. Ashley Glover Holland, Executrix of the Estate of Dixie Glover Heagy, deceased joins in the execution of this Warranty Deed pursuant to the Order to Sell Real Property filed in said case on October 11, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4221 Lindawood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of November, 2018.

The Estate of Dixie Glover Heagy, deceased

Ashley Glover Holland, Executrix

Ashley Glover Holland, Executrix

State of Tennessee)
County of Davidson)

On this 1st day of November, 2018, before me the undersigned, a Notary Public in and for the State and County aforesaid, Ashley Glover Holland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix and is authorized to execute this instrument, and that she has executed this instrument on behalf of Estate of Dixie Glover Heagy as Executrix.

ANGELA POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

Notary Public

My Commission Expires: 3/8/22

Ashley Glover Holland

Ashley Glover Holland, individually

State of Tennessee)
County of Davidson)

On this 1st day of November, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ashley Glover Holland, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

Notary Public

My Commission Expires: 3/8/22

Dana N. Heagy, Trustee

Dana N. Heagy, Trustee for Emily Nichole Heagy under the trust established under The Last Will and Testament of Dixie Glover Heagy, deceased

State of Tennessee)
County of Davidson)

On this 1st day of November, 2018, before me the undersigned, a Notary Public in and for the State and County aforesaid, Dana N. Heagy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee for Emily Nichole Heagy under the trust established under The Last Will and Testament of Dixie Glover Heagy, and is authorized to execute this instrument, and that she has executed this instrument on behalf of Emily Nichole Heagy under the trust established under The Last Will and Testament of Dixie Glover Heagy, as Trustee.

ANGELA POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

Notary Public

My Commission Expires: 3/8/22

WITNESS THE EXECUTION HEREOF this 29th day of October 2018

Gill Glover Heagy, individually

State of Florida
County of Pinellas

On this 29th day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gill Glover Heagy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

FL DL H200 287 65 141.0
exp 4/21/25

Notary Public

My Commission Expires: 6/21/20

Ayme Perez
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 21, 2020
COMMISSION NO. GG 183275

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 650,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of November, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

NEW OWNER: **RESPONSIBLE FOR TAX PAYMENT:** **TAX MAP-PARCEL #:**
Allentown Investment, LLCNEW OWNER **131-01-0-044.00**
1401 Adams St.
Franklin, TN
37064