Name and Address of New Owner:
Caitlyn Horton
6205 Morrow Road
Nashville, TN 37209

Send Tax Bills To:
Caitlyn Horton
6205 Morrow Road
Nashville, TN 37209

Karen Y Johnson Davidson County
Batch# 169954 DEEDWARR
12/04/2018 01:01:17 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20181204-0118268

This Instrument Prepared By:
Christy Jones
Bell Law Settlement Services, LLC
3102 West End Avenue
400
Nashville, TN 37203

Map & Parcel No: 091-01-0-06100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Estate of Jean C. Heath by Gary Heath, individually and Executor and Marilyn Newton, individually**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caitlyn Horton, single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 8 of Block "2" on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Morrow Road at the corner or Lots Nos. 7 and 8; thence with the line between said two lots, southwesterly 120 feet; thence northwesterly 50 feet; thence northeasterly 120 feet to the southwesterly margin of Morrow Road; thence with the same, southeasterly 50 feet to the beginning.

Being the same property conveyed to R. Van Heath and wife, Jean C. Heath by Warranty Deed from Hazel Marie Garner, a widow, recorded on November 16, 1970, of record in Book 4459, Page 727, Register's Office for Davidson County, Tennessee. Jean C. Heath died on November 23, 2017 leaving Gary Heath, Executor of the Estate of Jean C. Heath by Last Will and Testament dated August 19, 2010, and was admitted to the Probate Division in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 17P2143, filed on January 10, 2018. Per the Last Will and Testament Gary Heath and Marilyn Newton are signing as the heirs of the estate.

Robert Van Heath since having passed away September 29, 1976 leaving any interest he may have had to his wife Jean C. Heath.

This is not the primary residence for Gary Heath or Marilyn Newton.

This is improved property known as 6205 Morrow Road, Nashville, TN 37209.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RP-18-6205

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of November, 2018.

_____(SEAL)
Estate of Jean C. Heath by Gary Heath, Executor

_____(SEAL)
Gary Heath

_____(SEAL)
Marilyn Newton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Gary Heath, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of Estate of Jean C. Heath, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Estate of Jean C. Heath, by himself as Executor.

Witness my hand, at office, this 30th day of November, 2018.

Notary Signature
My commission expires: 1/27/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2018, before me personally appeared Gary Heath and Marilyn Newton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of November, 2018.

Notary Signature
My commission expires: 1/27/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $262,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Notary Public
My commission expires: 07/06/20
File No. 2018-16