Karen Y Johnson Davidson County
Batch# 171162 DEEDWARR
12/06/2018 11:48:44 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20181206-0118991

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 5th DAY OF December 2018.

Notary Public

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Frederick Heiman and Kristy Heiman, husband and wife	Frederick Heiman and Kristy Heiman (NAME)	
125 Windchase Run (ADDRESS)	125 Windchase Run (ADDRESS)	98-09-B-16.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Scott M. Church, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frederick Heiman and Kristy Heiman, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16, ON THE PLAN OF WINDCHASE, PHASE III, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 11700, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SCOTT M. CHURCH, UNMARRIED BY WARRANTY DEED FROM WALTER ROGERS, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20091221-0115742, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SCOTT M. CHURCH AND SCOTT CHURCH ARE ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 125 Windchase Run, Hermitage, TN 37076
(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/our hand(s) this 30th day of November, 2018.

WARRANTY DEED
(Continued)

Scott M. Church

STATE OF Idaho
COUNTY OF Twin Falls

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott M. Church, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2018.

Notary Public

My Commission Expires: 2.22.2020

(SEAL)

SALLY MAPES
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 51834
MY COMMISSION EXPIRES 2-22-2020

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072