WARRANTY DEED

Karen Johnson Davidson County
Batch# 195673 DEEDWARR
02/15/2019 08:49:14 AM 2 pgs
Fees: $13.00 Taxes: $4,162.50

20190215-0014131

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CO.
BROWNSBURG, IN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey David Farrar and Mary-Katharine Holland Dunn	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
421 Ellendale Avenue	PO Box 51162	116-11-0-006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Los Angeles, CA 90051-5462	
(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, WE, **TONI W. HELLER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY DAVID FARRAR AND MARY-KATHARINE HOLLAND DUNN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Land in the 7th District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 10 of Block "B", on the Plan of the Subdivision of the Malone Property, Honeywood, not of record.

According to a blue print of said plan made by W. B. Southgate, Surveyor, said Lot No. 10 fronts 184 feet on the Westerly side of Ellendale Avenue and runs back 250 feet on the Northerly line and 198 feet on the Southerly line, to a dead line, measuring 136 1/2 feet thereon.

Being the same property conveyed by Quitclaim Deed from Richard M. Heller and wife, Toni W. Heller to Toni W. Heller, individually, as recorded on the 10th day of January, 1997 in Deed Book 10374, Page 147 and Warranty Deed from Jack W. Peeler and wife, Margaret M. Peeler to Richard M. Heller and wife, Toni W. Heller, as recorded on the 2nd day of November, 1977 in Deed Book 5218, Page 25, in the Register's Office of Davidson County, Tennessee.

Richard M. Heller joins in to convey any marital interest he may have.

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 421 Ellendale Avenue, Nashville, TN 37205
(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 11th day of February, 2019

TONI W. HELLER

RICHARD M. HELLER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni W. Heller and Richard M. Heller, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of February, 2019.

Commission expires:

Notary Public

