Karen Johnson Davidson County
Batch# 215336 DEEDWARR
04/09/2019 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20190409-0032057

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Y52-1A

ADDRESS NEW OWNER:
Sarah Moore
4311 Dakota Avenue
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
SunTrust Mortgage
901 Semmes Avenue
Richmond, VA 23224

Parcel ID:
091-16-0B-001.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joy S. Heckman, unmarried,** hereinafter called the GRANTOR , has bargained and sold, and by these presents, does transfer and convey unto **Sarah Moore and Austin Moore, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being Unit No. 1, as shown by Master Deed for Dakota Place, a Horizontal Property Regime (with private elements), of record in Instrument No. 20070531-0064766, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Joy S. Heckman by Deed dated July 17, 2007 from Urban Concepts, LLC, a Tennessee Limited Liability Company, in Instrument Number 20070724-0087615, in the Official Records of Davidson County, Tennessee.

This is improved property known as 4311 Dakota Avenue, Nashville, TN 37209. Possession is to be given on April 5, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands this the 5th day of April, 2019.

Joy S. Heckman

Joy S. Heckman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joy S. Heckman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of April, 2019.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$525,000.00**.

AFFIANT

Subscribed and sworn to before me on this 5th day of April, 2019.

NOTARY PUBLIC

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

My Commission Expires: 10/17/21

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

