Name and Address of New Owner:
Dan Heichelbech
1806 B Riverside Dr.
Old Hickory, TN 37138

Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19050608

Map and Parcel: 053 07 0 057.00

Karen Johnson Davidson County
Batch# 241996 DEEDWARR
06/11/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20190611-0056135

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay Frank Moore**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Dan Heichelbech**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 32 on the revised plan of Section "F", Village of Old Hickory, as of record in Book 1424, page 131, Register's Office of said County, described as follows:

Beginning at a point in the westerly margin of Riverside Road 63 feet south of the common corner of Lots Nos. 31 and 32; thence in the southerly direction along said road 64.7 feet to a point; thence in a westerly direction across said Lot No. 32, 200 feet to a point in the center line of a private road called Dismukes road, said point being 100 feet south of the common corner of lots No. 50 and 32; thence in a northerly direction along said Dismukes road 50 feet to a point; thence in easterly direction across said lot No. 32, 226.5 feet to the point of beginning. According to an unrecorded survey made by N. G. Jenkins, a surveyor, on June 14, 1961.

Being the same property conveyed to J. Frank Moore and wife, Mary T. Moore by Warranty Deed filed for record in Book 3249, page 340, of the Register's Office of Davidson County, Tennessee. The said J. Frank Moore died on November 2, 2001, leaving Mary T. Moore as the surviving tenant by the entirety. The said Mary T. Moore died intestate on February 25, 2017, leaving Jay Frank Moore as her surviving heir-at-law as evidenced by Affidavit of Heirship of record in Instrument Number 20190611005 6008 **, said Register's Office.**

This conveyance is subject to the following: All matters including but not limited to restrictions and easements for utilities of record in Book 1731, page 23, said Register's Office; All matters as set forth per Book 1424, page 131, said Register's Office; Easement for the flow of Cumberland River, as much as thereon may flow, from time to time; HOA Charter of record in Book 8290, page 865, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1806 B Riverside Dr., Old Hickory, TN 37138

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Subject property is not the primary residence of Grantor.

WITNESS my hand this 4th day of June, 2019.

Jay Frank Moore

State of Tennessee

County of Rutherford

Personally appeared before me, Jay Frank Moore with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th of June, 2019.

Notary Public
My Commission Expires: 4.17.23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,000.00.

Affiant Signature

Subscribed and sworn to before me, this 4th day of June, 2019.

Notary Public
My Commission Expires: 4.17.23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 11.20.22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY