WARRANTY DEED

Karen Johnson Davidson County
Batch# 250959 DEEDWARR
07/01/2019 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190701-0063619

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050785

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Gabriel and Erin Gabriel	Bank of America	
(NAME)	(NAME)	
1313 Norvel Ave	4500 Amon Carter Blvd	061-15-0-209.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2509	Ft. Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY E. HEARD, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL GABRIEL AND ERIN GABRIEL, 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:

Land in Davidson County, Tennessee, being Lot No. 30 and the East 20 feet of Lot No. 29 on the Plan of M. N. Young's Inglewood Annex, a resubdivision of Lots 1-2-3 and 4 of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot and part of said lot adjoin and front together 70 feet on the Northerly side of Norvel Avenue and run back 125 feet 5 inches on the West line and 124 feet on the East line to a dead line on which they measure 70 feet.

Being the same property conveyed to Mary E. Heard, unmarried by Warranty deed from Michael Vecchio and Leslie Vecchio, married of record in Instrument No. 20130826-0089601 Register's Office for Davidson County, Tennessee, dated August 19, 2013 and recorded on August 26, 2013.

unimproved ☐
This is improved ☒ property, known as 1313 Norvel Ave, Nashville, TN 37216-2509
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Mary E. Heard, an unmarried woman this 28 day of June, 2019.

Mary E. Heard by [signature] her attorney in fact
Mary E. Heard, by Laura Perry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of June, 2019, before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary E. Heard and who acknowledged he/she/they executed the same as the free act and deed of the said Mary E. Heard.

Witness my hand and official seal, this the 28th day of June, 2019.

[signature]
Notary Public

My Commission Expires: 6/29/21

(SEAL)



True Copy Certification

I, Jacquelyn Rudolph, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY