RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912185

WARRANTY DEED

Karen Johnson Davidson County
Batch# 253981 **DEEDWARR**
07/09/2019 09:32:28 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190709-0066594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1005 Acklen Ave. Partners, G.P. and/or assignee 1005 Acklen Avenue Nashville, TN 37203	Same address as new owner	105-09-0-202.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID W. HEYER, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **1005 ACKLEN AVE. PARTNERS, G.P. AND/OR ASSIGNEE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 34 on the Plat of Waverly Land Company's Plan of Lots, also called Waverly Place, of record in Book 57, Pages 94 and 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the south margin of Acklen Avenue, 100 feet west of 10th Avenue South, being the Northwest corner of the property conveyed to Sam A. Moore, by deed of record in Book 306, Page 368, Register's Office for Davidson County, Tennessee; thence with the south margin of Acklen Avenue, westerly 72.1 feet to the northeast corner of the property conveyed to Henry W. Morgan, by deed of record in Book 221, Page 296, said Register's Office; thence with his east margin line, southerly 158 feet, more or less, to the north margin of an alley, thence with the margin of said alley, easterly 72 feet more or less, to Moore's southwesterly corner; thence with his west line, northerly 158 feet, more or less, to the beginning.

BEING the same property conveyed to David W. Heyer, a married person, by Quitclaim Deed from Morgan Heyer, a married person, dated 2/22/11 and recorded 2/28/11 in Instrument No. 20110228-0016132;

and the same property previously conveyed to David W. Heyer, a married person, by Quitclaim Deed from Robert W. Heyer, a married person, dated 2/23/11 and recorded 2/28/11 in Instrument No. 20110228-0016131; and being the same property previously conveyed to David W. Heyer and Morgan Heyer, husband and wife, and Robert W. Heyer, a married person, by Warranty Deed from Forrest R. Perry, unmarried, dated 5/29/09 and recorded 6/12/09 in Instrument No. 20090612-0054710, Register's Office for Davidson County, Tennessee. NOTE: Sara Heyer, as the spouse of Robert W. Heyer, joined in the conveyance in Instrument No. 20110228-0016131, said Register's Office. The said Sara Heyer, and Robert W. Heyer having since divorced, leaving property solely vested in Robert W. Heyer.

The address of the herein described property is believed to be 1005 Acklen Avenue, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of July, 2019.

DAVID W. HEYER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David W. Heyer, 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 seal, this the 2nd day of July, 2019.

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: 10/6/21