WARRANTY DEED

Karen Johnson Davidson County
Batch# 255136 DEEDWARR
07/11/2019 08:46:26 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20190711-0067464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of July 2019.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills, 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexandra Perkerson and Cole Rider	Pinnacle Bank	131 06 0B 051.00
(NAME) 610 Summerwind Cir	(NAME) 150 3rd Avenue South #1000	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eric D. Heyden and wife, Kathleen A. Heyden**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandra D. Perkerson, an unmarried woman, and Cole Hampton Rider, an unmarried man, as joint tenants with rights of survivorship**, 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. 47 on the Plan of Burton Hills Village of Summerwind, Tract 12, as of record in Plat Book 6250, page 811, amended in Book 6778, page 709, Book 6918, page 885 and Book 7147, page 423, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric D. Heyden and wife, Kathleen A. Heyden by Warranty Deed from Matthew A. Bright d/b/a Bright Built Homes and Beth Ann Bright, his wife dated May 10, 1996 and recorded May 13, 1996 in Book 10048, Page 158 and being re-recorded August 14, 1996 in Book 10156, Page 172, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 610 Summerwind Cir, Nashville, TN 37215

File Number: GRN-1905801SSO

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 our hands this 10 day of JULY, 2019

Eric D. Heyden

Eric D. Heyden

Kathleen A. Heyden

Kathleen A. Heyden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eric D. Heyden and Kathleen A. Heyden, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-1905801SSO