This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Andrew J. Heil
2413B Scovel Street
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 259933 DEEDWARR
07/22/2019 10:18:23 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20190722-0071534

SEND TAX BILL TO:
Pinnacle Bank

MAP/PARCEL 092-02-0C-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alison Egan and husband, Andrew Egan, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Andrew Heil, an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, being Unit B, The Two on Scovel, Phase One, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160107-0001720, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alison Egan and Andrew Egan, wife and husband by Warranty deed from 2507 Scovel Street, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170629-0065561 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 29, 2017.

This is improved property known as: **2413B Scovel Street, Nashville, Tennessee 37208**

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 GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, 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. Possession to be given 19th day of July, 2019.

WITNESS MY HAND on this the 19th day of July, 2019

Alison Egan

Andrew Egan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Alison Egan and Andrew Egan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No: 190325