THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 266170 DEEDWARR
08/02/2019 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20190802-0076596

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nancy A. Schilling 1561 Bending River Drive Nashville, TN 37221	Bank of America 7105 Corporate Drive Plano TX 75024	126-16-0A-650.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Shirley Van Scoy, unmarried and Jeffery Heatwole, unmarried, joint tenants with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Nancy A. Schilling, an unmarried woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 521 on the Final Plat of Parkview at Riverwalk, Phase 2, as shown of record in Instrument No. 20061101—0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shirley Van Scoy, unmarried and Jeffrey Heatwole, unmarried, joint tenants with rights of survivorship, by Warranty Deed from Amanda P. Broughton and Patrick A. Broughton, wife and husband, of record on December 26, 2013, at Instrument No. 20131226-0129892, Davidson County Register of Deeds.

This is property commonly known as 1561 Bending River Drive Nashville, TN 37221.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 30 **day of July, 2019**:

Jeffrey Heatwole

Shirley Van Scoy
Shirley Van Scoy

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Heatwole and Shirley Van Scoy,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of July, 2019.

W. AARON PORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$321,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 31ST DAY OF July, 2019.

Notary Public

My Commission Expires: 12.03.19

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY