Karen Johnson Davidson County
Batch# 274351 DEEDWARR
08/21/2019 09:06:00 AM 2 pgs
Fees: $13.00 Taxes: $786.25
20190821-0083809

This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

RETURN TO
GREENVUE TITLE & ESCROW
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHNATHAN C. HEGNA AND WIFE, PATRICIA A. HEGNA**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM GARTNER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF ASHLEY PLACE OF RECORD IN PLAT BOOK 7900, PAGE 123, AS CORRECTED IN SURVEYOR'S CERTIFICATE OF CORRECTION IN BBOK 8307, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHNATHAN C. HEGNA AND WIFE, PATRICIA A. HEGNA, BY WARRANTY DEED DATED FEBRUARY 28, 2002 AND RECORDED ON MARCH 8, 2002, OF RECORD IN INSTRUMENT NO. 20020308-0029237, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 105 ASHLEY COVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of August, 2019.

JOHNATHAN C. HEGNA

PATRICIA A. HEGNA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Johnathan C. Hegna and Patricia A. Hegna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 20th day of August, 2019.

NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$212,500.00.**

Affiant

Subscribed and sworn to before me, this the 20 day of AUGUST, 2019.

NOTARY PUBLIC
My commission expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Address New Owner(s) as follows:
Adam W. Gartner
105 Ashley Cove
Hermitage, TN 37076

Send Tax Bills To:
Same as above

MAP/PARCEL: 076050/157.00