Karen Johnson Davidson County
Batch# 275071 DEEDWARR
08/22/2019 10:01:17 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20190822-0084451

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua J. Heavener 1301 Chester Ave. Nashville, TN 37206	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	072140/314.00

THIS INDENTURE, made this 9th day of August, 2019 between

Kathryn L. Horn, unmarried

of Sullivan County, Tennessee, hereinafter referred to as **Grantor**, and

Joshua J. Heavener, an unmarried man

of Rutherford County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 29 AND THE WEST (1/2) OF LOT NO. 28 OF BLOCK A ON THE MAP OF SUBDIVISION OF BELLE FORREST (ERRONEOUSLY REFERENCED IN CURRENT DEED OF RECORD AS FOREST) NO. 2 OF RECORD IN BOOK 843, PAGE 94, SAID REGISTER'S OFFICE. SAID LOT NO. 29 AND THE WEST (1/2) OF LOT NO. 28 ADJOIN AND FRONT TOGETHER 60.5 FEET ON THE NORTH SIDE OF CHESTERFIELD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 132 FEET TO A DEADLINE.

BEING THE SAME PROPERTY CONVEYED TO KATHRYN L. HORN, UNMARRIED BY WARRANTY DEED DATED 4/17/2012 FROM AMY GLEAVES, MARRIED OF RECORD IN INSTRUMENT NO. 20120424-0034795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is (X) improved ( ) unimproved property known as: 1301 Chester Ave. Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kathryn L. Horn

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathryn L. Horn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Bristol Tennessee on this the 9th day of August, 2019.

Notary Public
My Commission Expires: 3/1/23

W. DEREK MALCOLM
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $272,500.00.

Karen B. Heavener
Affiant

Sworn to and subscribed before me, this 12th day of August, 2019.

Tammy D. Mellons
Notary Public
My Commission Expires: 3/3/20

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY