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# 276707 DEEDWARR
08/27/2019 09:07:24 AM 2 pgs
Fees: $13.00 Taxes: $943.13
20190827-0086045

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Teresa Taylor Binzer 112 Watertown Drive Nolensville, TN 37136	New Owners	181-02-0B-020.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kelly Ann Hiett, formerly known as Kelly Ann Babcock and husband David Hiett,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Teresa Taylor Binzer, Trustee of the Teresa Taylor Gentry Trust, with full power to sell, transfer, and convey without the joinder of any beneficiary**, hereinafter called the Grantee, Grantee's 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. 20**, on the Plan of Section Two, Sugar Valley Place, a SP Developer, of record in Instrument No. 20140721-0064617, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kelly Ann Babcock, unmarried, by Warranty Deed from Yazdian Development Group, Inc, a Tennessee Corporation, of record on May 8, 2015, at Instrument No. 20150508-0042080, Davidson County Register of Deeds. Kelly Ann Babcock is now known as Kelly Ann Hiett.

David Hiett joins to convey any interest he has by way of marriage

This property commonly known as 6707 Sunnywood Drive, Nashville, TN 37211.

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 my hand, this 26 **day of August, 2019:**

Kelly Ann Hiett
Kelly Ann Hiett, formerly known as
Kelly Ann Babcock

David Hiett
David Hiett

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 **Kelly Ann Hiett and David Hiett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of August, 2019:

W. AARON FORTNER 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 **$254,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26 DAY OF AUGUST, 2019:

Notary Public

My Commission Expires: 03/28/22

OLIVIA DOUGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03/28/22