#13742

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 277546 DEEDWARR
08/29/2019 09:42:42 AM 2 pgs
Fees: $13.00 Taxes: $294.15

20190829-0087155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Asa Byguerra Stovall and Irenea Leyson Stovall	NEW OWNER	Map: 13600013300
(NAME)	(NAME)	
~~4804 Hickory Woods East~~ 2962 Baby Ruth Lane	Unit 7	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($79,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREGORY HEARD AND JANET MICHELLE BUTLER FKA MICHELLE TAVERNIER, DEVISEES UNDER THE WILL OF ELMER O'NEIL HEARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASA BYGUERRA STOVALL AND IRENEA LEYSON STOVALL, HUSBAND AND WIFE (M) I.S.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 29TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE NORTH BY SMITH SPRINGS ROAD ON THE EAST BY AVERY ON THE SOUTH BY SMITH SPRINGS TOWNHOMES PHASE 2 & 3 AND ON THE WEST BY GARLAND AND BEING DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL, McRAE & ASSOC. SURVEYING INC. (JOHN HOOD T.N. R.L.S. #1838) MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, SAID ROD BEING LOCATED N 36°31'58" W 377.06' FEET FROM A IRON ROD (OLD) AT THE SOUTHEAST CORNER OF TRACT 1 OF THE DARREL K. AVERY LAND (BOOK 9107, PAGE 165 R.O.D.C., T.N.) SAID ROD ALSO BEING 893.3' MORE OR LESS FROM THE CENTERLINE OF FOLKSTONE DRIVE; THENCE LEAVING SAID ROAD WITH SAID AVERY S 08°39'14" W 330.30' FEET TO A CAR AXLE (OLD) IN THE NORTH LINE OF PHASE 3 SMITH SPRINGS TOWNHOMES (UNRECORDED) AS SHOWN ON A PLAT FOR PHASE 2 SMITH SPRINGS TOWNHOMES (INSTRUMENT # 20000828-0084429 R.O.D.C., T.N.); THENCE WITH SAID SMITH SPRINGS TOWNHOMES N 85°21'20" W 395.14'FEET TO A IRON ROD (NEW) AT THE SOUTHEAST CORNER OF THE SANDRA E. GARLAND LAND 9BOOK 9879, PAGE 1263 R.O.D.C., TN.); THENCE WITH SAID GARLAND N 25°40'06" E (PASSING A GAS LINE EASEMENT AT 60.8' MORE OR LESS) FOR A TOTAL DISTANCE OF 526.12'FEET TO A IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF SAID SMITH SPRINGS ROAD; THENCE WITH SAID MARGIN WITH A CURVE TO THE RIGHT RADIUS = 4554.40 CHORD BEARING AND DISTANCE OF S 50°12'05" E 280.68 (PASSING A GAS LINE EASEMENT AT 143.13' FEET) FOR A TOTAL LENGTH OF 280.72' FEET TO THE POINT OF BEGINNING CONTAINING 3.15 ACRES MORE OR LESS.

Being the same property conveyed to O'Neil Heard, a single man, by deed from Darrel K. Avery, of record in Instrument No. 20001109-0111754, dated November 6, 2000, Register's Office for said County. The said O'Neil Heard aka Elmer O'Neil Heard died testate on March 13, 2019, and the Will was admitted to Probate as Probate No. 19P-802, of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Elmer O'Neil Heard.

O'Neil Heard and Elmer O'Neil Heard being one and the same person.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) Easement to Columbia Gulf Transmission Company of record in Book 2203, Page 571, and amended in Book 4238, Page 915, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☒
This is improved ☐ property, known as 0 Smith Springs Rd., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 27th day of August, 2019.

Gregory Heard

Janet Michelle Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Heard and Janet Michelle Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of August, 2019.

Notary Public

My Commission Expires:

1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.