Karen Johnson Davidson County
Batch# 293094 DEEDWARR
09/30/2019 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20190930-0099228

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1245

#34880

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hauco, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Heinrichs and Joy Heinrichs, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 21 on the Plan of Russwood Heights as of record in Book 2133, pages 12 and 13 (erroneously referred to as Book 2123 in previous Deeds), Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the Westerly margin of Trimble Road, the same being the common corner of Lots 21 and 22; thence with the dividing line between Lots 21 and 22 Westwardly 343.3 ft. to an iron pin; thence North 1 degree 21' East 137.7 ft. to a monument in the Southerly margin of Colewood Drive; thence with the Southerly margin of Colewood Drive Eastwardly 31 degrees .3 ft. to a concrete monument; thence to the right around an arc having a 25 ft. radius of 39.3 ft. to a concrete monument in the Westerly margin of Trimble Road; thence Southwardly 113 ft. to the point of beginning.

Being the same property conveyed to Hauco, LLC, a Tennessee limited liability company by deed from John R. Tibbott, Trustee of First Restated Christine S. Tibbott Family Trust - 2014 U/A/D August 28, 2014, dated March 30, 2018, of record in Inst. No. 20180403-0031168, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 3501 Trimble Road, Nashville, TN 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of September, 2019.

**Hauco, LLC, a Tennessee limited liability company**

By: Karl Haury, Jr, President

State of Tennessee )
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Karl Haury, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker, Hauco, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of the Hauco, LLC as President.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,200,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of September, 2019.

Notary Public

My Commission Expires: October 7, 2019

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Brian Heinrichs<br>3501 Trimble Road<br>Nashville, TN 37215 | F+M Bank<br>10 Cadillac Dr.<br>Suite 100<br>Brentwood, TN 37027 | 131-05-0-020.00 |

# True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

