Karen Johnson Davidson County
Batch# 303938 DEEDWARR
10/22/2019 08:50:03 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20191022-0107913

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
Darrin S. & Melissa R. Heavener 2267 Tinnin Rd. Goodlettsville, TN 37072	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	007000-164.00

THIS INDENTURE, made this 18th day of October, 2019 between

Dannie R. Heavener and wife, Deborah Gayle Heavener

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

Darrin S. Heavener and Melissa R. Heavener, husband and wife

of Davidson 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:

Land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 3 according to an unrecorded survey by Ray G. Cole, Surveyor License No. 924, Job No. 84-136 and 86-210, dated July 17, 1984 and revised on September 23, 1986; as follows:

BEGINNING at an iron pin set in the Westerly margin of Tinnin Road, said iron pin being 373.79 feet North of the Northeast Corner of the Jimmy M. Hutchison property of record in Book 2799, Page 533, Register's Office for said County, said point being the NE front corner of Tract No. 3 and the SE front corner of Tract No. 4; thence with the Westerly margin of Tinnin Road S 37° 57' E 57.93 feet to an iron pin set in the westerly margin of Tinnin Road, said point being the SE front corner of the within described Tract No. 3 and the NE front corner of Tract No. 2; thence leaving the Westerly margin of Tinnin Road, on the common line between Tract No. 2 and Tract No. 3, S 85° 59' 28" W (erroneously referenced as N 85° 59' 28" W in prior deed) passing a line stake at 580.62 feet, 901.59 feet in all to an iron pin set; thence continuing on said common line S 82° 33' 45" W 914.26 feet (erroneously referenced as N 82° 33' 45" W 914.26 feet in prior deed) to a point being the SW rear corner of Tract No. 3 and the NW rear corner of Tract No. 2; thence N 06° 44' 01" E 249.40 feet across the rear margin of Tract No. 3 to a point being the NW rear corner of Tract No. 3 and SW rear corner of Tract No. 4; thence along the common line between Tract No. 3 and Tract No. 4, N 89° 55' 37" E 876.78 feet to an iron pin set; thence continuing on said common line S 88° 33' 33" E, passing a line stake at 552.51 feet, 866.57 feet in all to the point of beginning, containing 5.642 acres, more or less.

BEING the same property conveyed to Dannie R. Heavener and wife, Deborah Gayle Heavener by Warranty Deed from Thomas L. Cunningham and wife, Patricia A. Cunningham dated 5/1/1987 of record in Book 7233, Page 251, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2267 Tinnin Rd. Goodlettsville, TN 37072

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 paid at closing., 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 their hands and seal the day and year first above written.

Dannie R. Heavener

Dannie R. Heavener

Deborah Gayle Heavener

Deborah Gayle Heavener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dannie R. Heavener & Deborah Gayle Heavener, 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 Goodlettsville, Tennessee on this the 18th day of October, 2019.

Christy Lane

Notary Public
My Commission Expires: 9/18/23

CHRISTY LANE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2023

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 $365,000.00.

Melissa R. Heavener

Affiant

Sworn to and subscribed before me, this 18th day of October, 2019.

Christy Lane

Notary Public
My Commission Expires: 9/18/23

