Karen Johnson Davi
Batch# 304203 DEEDWARR
10/22/2019 01:33:40 PM 2 pgs
Fees: $13.00 Taxes: $1,050.80
20191022-0108270

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192188

~~After Recording Return To the Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$284,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

DANA DELWORTH STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 21st day of October, 2019.

Notary Public
My Commission Expires: 2/6/20

WARRANTY DEED

THIS INDENTURE, made this 18th day of October, 2019, among:

GABRIEL J. BORMAN AND CATHERINE B. THOMPSON N/K/A CATHERINE T. BORMAN, HUSBAND AND WIFE, AND AMY J. BORMAN, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVID C. HELLER AND ALEXANDRA LEFF HELLER
husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 645 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Plat Book 4860, Page 111, as amended in Book 5051, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gabriel J. Borman, unmarried, Catherine B. Thompson, NKA as Catherine T, Borman, unmarried and Amy J. Borman, married by Warranty deed from Katherine G. Beavin, married, f/k/a Katherine E. Griffith of record in Instrument No. 20140812-0072715 Register's Office for Davidson County, Tennessee, dated August 08, 2014 and recorded on August 12, 2014. Being also known as 881 Beech Bend Drive Nashville, Tennessee 37221.

This property is not a Marital Residence and is not the Seller's Homestead of Amy J. Borman.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-VR-19-881

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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 undersigned have executed this instrument on the date first above written.

Gabriel J. Borman

Catherine B. Borman NKA Catherine T. Borman

Amy J. Borman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Gabriel J. Borman and Catherine T. Borman, and Amy J. Borman,** the within named bargainor(s), 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 18 day of October, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: David Heller and Alexandra Heller
Address: 881 Beech Bend Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: new owners
Address:
City, State, Zip:

Tax ID: 156-02-0-137.00