THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922960** Karen Johnson Davidson County Batch# 309359 **DEEDWARR** 10/31/2019 03:38:55 PM 2 pgs Fees: $13.00 Taxes: $814.00 20191031-0112253	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 29th day of October, 2019. Notary Public My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2021

WARRANTY DEED

Address New Owner: Paul Heintz 5011 Bonnawell Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 074-16-094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gwen Pearson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Heintz, a single person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Thomas

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 391 fronts 100 feet on a curve in the Southerly margin of Bonnawell Drive and runs back between lines measuring 140.8 feet on the Westerly side and 140.0 feet on the Easterly side to a dead line in the rear on which it measures 43.75 feet.

Being the same property conveyed by Affidavit as to Heirship recorded in Instrument No. 20170512-0047397 and Warranty Deed from Harold S. Brooks and wife, Artie G. Brooks to Raymond F. Edwards, Jr. and wife, Gladys B. Edwards, as recorded on the 27th day of February, 1962 in Deed Book 3343, Page 455, in the Register's Office of Davidson County, Tennessee.

Raymond F. Edwards, Jr. having died on September 5th, 2010, leaving Gladys B. Edwards as the sole tenant by the entirety.

Gladys B. Edwards having died on October 7th, 2015. Gladys B. Edwards having died intestate. Gwen Pearson being her only surviving heir as referenced in Affidavit of Heirship of record in Instrument No 20170512-00473977.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HERMITAGE HILLS, SECTION 5, as recorded in Plat Book 3300, Page(s) 1 and 2, in the Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBC-19-5011

This is improved property located at 5011 Bonnawell Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of October, 2019.

Gwen Pearson

Gwen Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gwen Pearson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of October, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022