WARRANTY DEED

Karen Johnson Davidson County
Batch# 327869 DEEDWARR
12/10/2019 03:05:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20191210-0127454

File #2019-523

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00.

Affiant

Subscribed and sworn to before me on December 10, 2019.

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cody C. Heimann and Andrea L. Heimann 363 Binkley Dr. Nashville, TN 37211	Same	147-01-0-040.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HARPETH RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CODY C. HEIMANN AND ANDREA L. HEIMANN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 452, on the Plan of Caldwell Hall, Section Six, of record in Plat Book 2900, page 148, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Harpeth Restoration, LLC, a Tennessee limited liability company, by deed from Marjorie Foster, married, of record as Instrument No. 20190612-0056282, dated June 10, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 363 Binkley Dr., Nashville, TN 37211.

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, their heirs and assigns, forever,

and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 on December 10, 2019.

Grantor:

By: Paul M. Pratt III

Paul M. Pratt III, Member

Grantor:

By: _____

William C. Creason, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Paul M. Pratt, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Harpeth Restoration, LLC, a Tennessee limited liability company, the within named bargainor, and that such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Member.

Witness my hand, at office, this 10th day of December, 2019.

_____
Notary Public

My Commission Expires

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William C. Creason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Harpeth Restoration, LLC, a Tennessee limited liability company, the within named bargainor, and that such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Member.

Witness my hand, at office, this 10th day of December, 2019.

_____
Notary Public

My Commission Expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, [illegible], do hereby make oath that I am a licensed attorney and that the foregoing is a true and correct copy 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.

Affiant

State of Tennessee

County of Davidson

Signature

Personally appeared before me, Diane Lashorn, a notary public for this county and state, [illegible], who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 3/8/2021

Notary's Signature

Notary's Seal (If on paper)