Box 36

Karen Johnson Davidson County
Batch# 335042 DEEDWARR
12/26/2019 03:54:40 PM 2 pgs
Fees: $13.00 Taxes: $2,690.72
20191226-0133407

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

FRANK S PEELER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $727,222.00.

Affiant

Subscribed and sworn to me on December 23, 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33051

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas E. Sherrill and Prudence R. Sherrill 144 Carnavon Parkway Nashville, TN 37205	SAME ADDRESS AS NEW OWNER	129-10-11.00

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, Steven R. Hecklin and Sandra K. Hecklin, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thomas E. Sherrill and Prudence R. Sherrill, 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. 130 on the Plan of West Meade Park, Section 2, as of record in Book 2854, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being all the same property conveyed to Steven R. Hecklin and wife, Sandra K. Hecklin by Deed from Steven R. Hecklin and Sandra K. Hecklin, Trustees of the Hecklin Tennessee Community Property Trust, dated July 2, 2014, of record in Instrument No. 20150902-0089155, Register's Office for Davidson County, Tennessee.

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

1. 2019 Davidson County Taxes which have been prorated by the parties and paid by the Grantor; 2020 and subsequent taxes are assumed by the Grantees.
2. Subject to the plan of record in Book 2854, Page 122 and amended in Book 3255, page 639, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain notes easements and setback lines.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 144 Carnavon Parkway, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand(s) this 23rd day of December, 2019.

Steven R. Hecklin

Sandra K. Hecklin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 23, 2019, before me personally appeared Steven R. Hecklin and Sandra K. Hecklin to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 23, 2019.

NOTARY PUBLIC

My Commission Expires: 5/2/2022

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY