Karen Johnson Davidson County
Batch# 379478 DEEDWARR
03/30/2020 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,616.72
20200330-0034049

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0104-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordon Heatherly and Lyndsie Heatherly	Jordon Heatherly and Lyndsie Heatherly	147-14-0-108.00
(NAME) 567 Brewer Drive	(NAME) 567 Brewer Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Six Thousand Nine Hundred Fifty And No/100 Dollars ($436,950.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GRAYSON PHILIP THIBADEAU AND LAURA LAMAR THIBADEAU, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN HEATHERLY AND LYNDSIE HEATHERLY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Whispering Hills, Section II-B of record in Plat Book 2331, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 318 fronts 95.5 feet on the Southwesterly margin of Brewer Drive and extends back 542.1 feet on the Northwesterly line and 520.4 feet on the Southeasterly line to a dead line in the rear, measuring 87.6 feet thereon.

Being the same property conveyed to Grayson Thibadeau and Laura Thibadeau, husband and wife by Warranty deed from Kenneth Ray Hobbs, unmarried of record in Instrument No. 20170331-0031757 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on March 31, 2017.

This is:

unimproved ☐

improved ☒ property, known as 567 Brewer Drive, Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 27th day of March, 2020.

Grayson Philip Thibadeau

Grayson Philip Thibadeau

Laura Lamar Thibadeau

Laura Lamar Thibadeau

State of Tennessee
County of Davidson

On this 27th day of March, 2020, before me personally appeared Grayson Philip Thibadeau and Laura Lamar Thibadeau, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Signed and sworn to before me the 27th of March, 2020.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian 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.

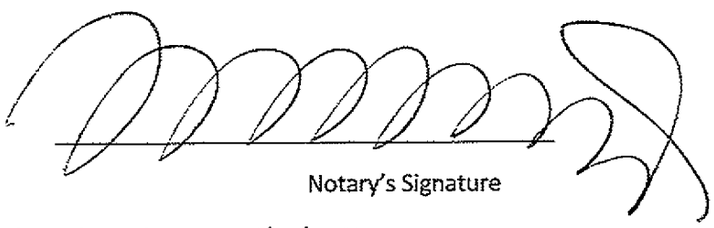


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

