Karen Johnson Davidson County
Batch# 379541 DEEDWARR
03/30/2020 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200330-0034148

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Taylor Anderson
Affiant

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2020.

Julie Coone
Notary Public

MY COMMISSION EXPIRES: 10-30-2023
(AFFIX SEAL)

B-BMR-20-116

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth T. Heard, Jr. and Jamille D. Heard		
(NAME)	(NAME)	**033-03-0B-045.00-CO**
116 Vine Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSALIND VANCE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH T. HEARD, JR. AND JAMILLE D. HEARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 88 on the Plan of Final Plat of Dry Creek Farms, Section 2 of record in Instrument No. 20040421-0045040, 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 Rosalind W. Gardner, a married woman by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050708-0078956 Register's Office for Davidson County, Tennessee, dated June 24, 2005 and recorded on July 08, 2005. Rosalind W. Gardner, having since divorced, is now known as Rosalind Vance.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument No. 20040421-0045040, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20031001-0145053, amended in Instrument No. 20080611-0060336, (Dry Creek Farms), Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040921-0113624, supplemented in Instrument No. 20060130-0011538 and Instrument No. 20070424-0048575, (Ivy Hill at Dry Creek Farms), Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20041005-0119646, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Instrument No. 20041105-0133611, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **116 Vine Lane, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF MARCH, 2020.

Rosalind Vance by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROSALIND VANCE, and who acknowledged he/she/they executed the same as the free act and deed of the said ROSALIND VANCE.

Witness my hand and official seal, this the 26th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

