Karen Johnson Davidson County
Batch# 399591 **DEEDWARR**
05/13/2020 12:06:29 PM 2 pgs
Fees: $13.00 Taxes: $2,774.63

20200513-0049645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Ramsey and Jamie Lee Kowal	New Owner	104110H00200CO
(NAME)	(NAME)	
2709-A Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY R. HEARINGTON AND JOANNA G. HEARINGTON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA RAMSEY AND JAMIE LEE KOWAL, 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:

Being Unit 2, as described in Exhibit B to the Master Deed establishing Hearington Townhomes, of record in Instrument No. 20070321-0034481, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to James William Clark and wife Evelyn R. Clark as to a 1/2 interest in Book 6464, page 219 by deed from Bertha L. Raines, Register's office for Davidson County, Tennessee. Also being the same property conveyed to ames William Clark and wife Evelyn R. Clark as to a 1/2 interest in Book 6473, page 148 by deed from Bertha L. Raines Register's office for Davidson County, Tennessee. Being part of the same property conveyed to Hearington Homes, Inc. by deed from James William Clark and wife, Evelyn R. Clark of record in Instrument No. 20060717-0085447, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Jeffrey R. Hearington and wife, Joanna G. Hearington by Deed dated May 7, 2007 from Hearington Homes, Inc., recorded May 14, 2007, in Instrument Number 20070514-0057673, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #16624

This property is commonly known as: 2709-A Acklen Avenue, Nashville, TN 37212

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 my/our hand(s) this 8th day of May, 2020

Jeffrey R. Hearington

Joanna G. Hearington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of May, 2020, before me personally appeared Jeffrey R Hearington and Joanna G Hearington, 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2020.

Notary Signature
My commission expires: 10/31/2023

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #16624