# WARRANTY DEED

Karen Johnson Davidson County
Batch# 404804 DEEDWARR
05/22/2020 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $4,551.00
20200522-0053382

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| Fire Wall LLC<br>32498B Gallatin Pike<br>Nashville, TN 37216-3045 | Same | 06115005500 and<br>06115005400 |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Daniel Z. Heller,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Fire Wall LLC, a Tennessee limited liability company**, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Tract I**
**Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 13, on the Plan of Maplewood Home Tract, as shown on plat of record in Plat book 421, page 174, in the register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 14 fronts 100 feet on the West side of Gallatin Road and extends back between parallel lines 250 feet, more or less to an alley.**
**Tract II**
**Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Maplewood Home Tract, as shown on plat of record in Plat Book 421, page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 14 fronts 100 feet on the West side of Gallatin Road and runs back between parallel lines 250 feet to a dead line.**

**Being the same property conveyed to Daniel Z. Heller by Warranty Deed from Adventist Health Systems/Sunbelt, Inc., a Florida Non-Profit Corporation of record in Instrument Number 20040213-0017334, said Register's Office for Davidson County, Tennessee.**

**This is improved property known as 3915 B Gallatin Pike and 3917 Gallatin Pike, Nashville, TN 37216.**

This conveyance is subject to the following:
1. County Taxes for the year 2020 for Davidson County, Tennessee.

2. Matters shown on the plat, of record in Plat 421, page 174, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 4337, page 102, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $1,230.000.00.

Affiant

Subscribed and sworn to before me
This 30th day of April, 2020.

Notary Public

My Commission Expires: 05/03/2021

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successor's and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of April, 2020.

Daniel Z. Heller

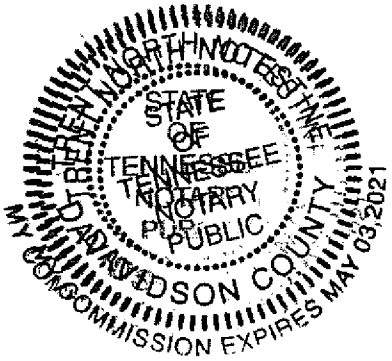
**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

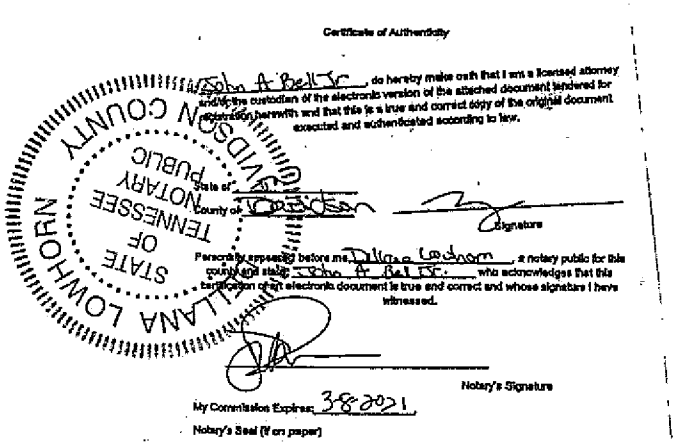
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Daniel Z. Heller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to this instrument, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 30 day of April, 2020.

Notary Public

My Commission Expires: 05/03/2021





Certificate of Authenticity

I, John A. Bell IV, do hereby make oath that I am a licensed attorney and 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.

State of Tennessee
County of Davidson

Signature

Personally appeared before me, Dillana Lowhorn, a notary public for this county and state, John A. Bell IV, 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: 3/8/2021

Notary's Seal (if on paper)

DILLANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

# True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)