Karen Johnson Davidson County
Batch# 407066 DEEDWARR
05/28/2020 11:53:10 AM 2 pgs
Fees: $13.00 Taxes: $3,277.09
20200528-0055002

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,700.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 8, 2024
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Yuri F. van der Heijden and Kathryn J. van der Heijden | Synovus Bank | Parcel ID: 131 06 0K 002.00 |
| (NAME) 4205B Hood Ave. | (NAME) 1033 Demonbreun St # 200 | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) nashville TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bryce Drew and Tara Drew, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yuri F. van der Heijden and Kathryn J. van der Heijden, 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 Unit B, together with the appurtenant interest in the common elements of HOOD PLACE, a horizontal property regime with private elements established by Declaration in Instrument No. 20130530-0054166, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 4 of Block 4 on the Plan of Overton Hills, of record in Plat 843, Page 66, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryce Drew and Tara Drew, husband and wife, by Warranty Deed from Jessica Burgess Sloane, unmarried and Michael Stuart Sloane, unmarried, of record in Instrument No. 20161108-0118351, in the Register's Office of Davidson County, Tennessee, dated November 04, 2016 and recorded on November 08, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4205B Hood Ave., Nashville, TN 37215

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 26 day of May, 2020.

Bryce Drew

Tara Drew

STATE OF ARIZONA

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Bryce Drew and Tara Drew, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 2.6.2024

(SEAL)

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024