Karen Johnson Davidson County
Batch# 413524 DEEDWARR
06/11/2020 12:32:52 PM 2 pgs
Fees: $13.00 Taxes: $1,544.75
20200611-0059855

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-23-23
(AFFIX SEAL)

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1796 Title, LLC, 600A Frazier Drive, Suite 123, Franklin, TN 37067

File No.: 20040011-PA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David P. Smith and Jennifer C. Smith, husband and wife	SAME	171-03-A-4.00
(NAME)	(NAME)	
5017 Fredericksburg Way East		
(ADDRESS)	(ADDRESS)	
Brentwood< TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars 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, SUSIE H. HECKMAN, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID P. SMITH AND JENNIFER C. SMITH, 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:

A certain tract or parcel of land in Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 134 on the Plan of Section 1-A, Fredericksburg, of record in Book 7900, page 509 and amended in Book 7900, page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susie H. Heckman, unmarried, by Warranty Deed from Radnor Homes, Inc., dated 1/10/1994 and rercorded 1/13/1994, of record iin Book 9220, page 148, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5017 Fredericksburg Way East, Brentwood, TN 37027
(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 my hand this 26 day of May, 2020.

Susie H. Heckman by Thomas A. Heckman, Attorney in Fact

STATE OF Utah

COUNTY OF Utah

On this 26 day of May, 2020, before me personally appeared Thomas A. Heckman, to me known to be the person described herein or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained of his own free act and deed, and who further acknowledged that he is the attorney in fact for Susie H. Heckman, and that he is authorized by Susie H. Heckman, to execute this instrument on her behalf, as evidenced by a Power of Attorney being recorded simultaneously herewith.

Notary Public

Printed Name: Heather Howerton

My Commission Expires: 3/14/2021

HEATHER HOWERTON
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 03/14/2021
Commission # 694226