File 33266-8 Box 14

Karen Johnson Davidson County
Batch# 415516 **DEEDWARR**
06/16/2020 10:51:48 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20200616-0061902

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2020.

Notary Public

My commission expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Richard Amato, Jr.	**Regions Bank dba Regions Mortgage**	**13302019900**
3222 Avenal Avenue	**Department 2520** **PO Box 2153**	
Nashville, TN 37211	**Birmingham, AL 35287**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Francis L. Heery III, married, and Sallyann Brodie, married, Devisees under the Last Will and Testament of Francis Leo Heery Jr., and Francis Leo Heery III, Executor of the Estate of Francis Leo Heery Jr.

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

Daniel R. Amato, Jr. a/k/a Daniel Richard Amato, Jr. , an unmarried man

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 Lot No. 5, on the Plan of Dr. Z. C. Gammel's Subdivision of part of D. C. Buell's tract located at the Northeast corner of Antioch Pike and Avenal Avenue, according to plan of record in Book 2083, Page 73, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 5 fronts 70 feet of the easterly side of Avenal Avenue and runs back between lines 274.4 feet on the southerly side and 274.1 feet on the northerly side of a dead line in the rear and measures 67.9 feet on said dead line.

Being all of the same property conveyed to Francis Leo Heery, Jr., and wife, Selma C. Heery by Deed dated May 28, 1954 from Lewis E. Gaines and Joe Gaines of record in Book 2280 Page 193 and further conveyed to Francis Leo Heery, III, by Quitclaim Deed dated April 10, 1991 from Francis Leo Heery, Jr., and wife, Selma C. Heery of record in Book 8329 Page 861 and further conveyed to Francis Leo Heery, Jr., by Quitclaim Deed dated May 5, 2015 from Francis Leo Heery, III, of record in Instrument No. 20150505-0040862, Register's Office for Davidson County, Tennessee.

The said Francis Leo Heery, Jr. having since died testate on February 20, 2020. The said property was devised to Francis Leo Heery, III, and Sallyann Brodie pursuant to the Last Will and Testament of record in Case No. 20P-522, Seventh Circuit Court for Davidson County, Tennessee at Nashville. Francis Leo Heery, III was appointed as Executor of the Estate with power to sell by Order dated June 5, 2020.

By Quitclaim Deed dated May 5, 2015 recorded as Instrument No. 20150505-0040862, said Register's Office (the "2015 QCD"), Francis Leo Heery, III ("FLH3") attempted to convey the above described property to Francis Leo Heery, Jr. The 2015 QCD included, or may have included, a defective legal description and defective notary acknowledgment. To the extent, if any, that the conveyance of the property as attempted by the 2015 QCD was so defective that FLH3 has or retains any interest in the subject property on account of such defects, then in such event FLH3 hereby transfers and conveys to the within named Grantee all of such right, title and interest which FLH3 has, or may have, in and to the subject property.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2083, Page 73, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Plan of record in Plat Book 547, Page 42, Register's Office of Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This property is not the principal or marital residence to the Grantors spouses. therefore no marital or other statutory rights exist to be conveyed.

This is improved (_X_) unimproved (____) property known as 3222 Avenal Avenue, Nashville, TN 37211.

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 in 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.

Francis Leo Heery, III

Francis Leo Heery, III, Devisee under the Last Will and Testament of Francis Leo Heery, Jr.

Francis Leo Heery, III

Francis Leo Heery, III, Executor of the Estate of Francis Loe Heery, Jr.

STATE OF TENNESSEE)
COUNTY OF Hamilton **)**

Personally appeared before me, a Notary Public of said County and State, **Francis Leo Heery, III, Devisee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hixson, Tennessee, this 12th day of June, 2020.

Nathan Fairbanks

Notary Public
My Commission Expires: 09/10/2023

NATHAN FAIRBANKS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 9-10-2023

STATE OF TENNESSEE)
COUNTY OF Hamilton **)**

Personally appeared before me, a Notary Public of said County and State, **Francis Leo Heery, III, Executor of the Estate of Francis Leo Heery, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hixson, Tennessee, this 12th day of June, 2020.

Nathan Fairbanks

Notary Public
My Commission Expires: 09/10/2023

NATHAN FAIRBANKS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 9-10-2023

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 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 **12th** day of **June, 2020.**

Sallyann Brodie, Devisee under the Last Will and Testament of Francis Leo Heery, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sallyann Brodie, Devisee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 12**th** day of **June, 2020.**

Notary Public

My Commission Expires: 9/6/22

