# WARRANTY DEED

Karen Johnson Davidson County
Batch# 419508 DEEDWARR
06/18/2020 03:31:15 PM 2 pgs
Fees: $13.00 Taxes: $677.10

20200618-0064705

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ **183,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
20th day of May, 2020

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Timothy Lunsford** | | |
| **240 Jenna Lee Circle** | **Same as Owner** | **43 - 10C - 32.00** |
| **Madison, TN 37115** | | |
| (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, **Michelle Heyns aka Michelle Lynn Banta and Leon Heyns, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Timothy Lunsford, A Married 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:

Being Unit No. 32 on the Plan of Bixler Farms Townhomes, Phase 1, a Horizonal Property Regime with Private Elements, created under Title 67,Section 21-101, et seq. as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of Bixler Farms Townhomes, a Horizonal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage intrest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Bixler Farms Townhomes, Phase I, and to the Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Michelle Heyns and husband Leon Heyes as tenants by the entirety by Warranty Deed from Bixler Farms, LLC, a Tennessee limited liability company dated 04/17/2015 and filed for record on 04/21/2015 of record in Instrument No. 20150421-0035415, said Register's Office for said County.

This instrument is executed on behalf of Leon Werner Heyns and Michelle Heyns aka Michelle Lynn Banta by Diane Lynn Thompson as their lawful Attorney-in-Fact pursuant to the power and authority vested in her by instruments filed for record in Instrument #20150421-0035413 and Instrument #20150421-0035414, both in the Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved ( x ) Property, known as **240 Jenna Lee Circle, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KBMR-20-240

Witness our hands this 20 day of May, 2020.

Michelle Heyns aka Michelle Lynn Banta
By: Diane Lynn Thompson, Attorney-in-Fact
By Diane Lynn Thompson
Attorney in fact

Leon Heyns By Diane Lynn Thompson
By: Diane Lynn Thompson, Attorney-in-Fact
Attorney in fact

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STATE OF TENNESSEE
COUNTY OF Davidson

On this the 20 day of May, 2020 before me personally appeared Diane Lynn Thompson, to me known to be the person who executed the foregoing instrument in behalf of Michelle Heyns aka Michelle Lynn Banta, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Michelle Heyns aka Michelle Lynn Banta.

Witness my hand and official seal at Hendersville, Tennessee on this the 20 day of May, 2020.

My commission expires: 3/4/21

Notary Public

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY