**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-9123-PILK

Return to:

Karen Johnson Davidson County
Batch# 436603 **DEEDWARR**
07/13/2020 12:37:10 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20200713-0076322

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **540,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 2020

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul Heffington | | MAP |
| 5310 Stallworth Dr | 488 Broadwell Dr. | PARCEL 160-08-0-025.00 |
| Nashville, TN 37220 | Nashville, TN 37220 | |
| (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, **Hulen Edward Bivins and Bonnie Marie Street**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Heffington and Shannon Heffington, 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 Lot No. 41 on the Plan of Brentview Hills, as of record in Book 3300, Page 43 and 44, Register's Office for Said County.

Said Lot No. 41 fronts 145 feet on the westerly side of Stallworth Drive and extends back 331.4 feet on the northerly line and 211.5 feet on the southerly line, to a dead line in the rear on which it measures 212 feet.

Being the same property conveyed to Robert E. Bivins and wife, Fannie C. Bivins, by Warranty Deed from Howard S. Haynes and Patricia K. Thomas, of record in Book 7241, Page 695, Register's Office for Davidson County, Tennessee, dated May 18, 1987 and recorded on May 20, 1987.

The said Robert E. Bivins deceased on November 7, 1987, leaving Fannie C. Bivins as surviving tenant by the entirety. The said Fannie C. Bivins deceased on April 12, 2020. The property is vested in Hulen Edward Bivins and Bonnie Marie Street, grantors, pursuant to Intestate Succession. Affidavit of Heirship of record in Instrument No. 20200713-0076321, said Register's Office for Davidson County, Tennessee.

The said property was never a marital residence of either grantor.

Bonnie B. Street, Bonnie Marie B. Street and Bonnie Marie Street being one and the same person

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **5310 Stallworth Dr, Nashville, TN 37220.**

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 hand(s ) this the 10th day of July, 2020.

Hulen Edward Bivins

Bonnie Marie Street

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hulen Edward Bivins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of July, 2020.

My Commission expires: April 1, 2022

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 65699 ROBIN L. HEDRICK Commission Expires April 1, 2022 HINDS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Marie Street the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of July, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY