Karen Johnson Davidson County
Batch# 450214 DEEDWARR
08/05/2020 08:56:53 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20200805-0086532

WARRANTY DEED

Address New Owners as:	Tax Bill To:	Map / Parcel
Jonathan Runion 113 Joshua's Run Goodlettsville, TN 37072	New Owner	08601008500

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Dan Heller,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Jonathan Runion, a married person,** (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Re-Subdivision of Lot No. 2 on the Plat of Hermitage Professional Mall, of record in Book 5210, Page 143, Register's Office for Davidson County, Tennessee, to which said plan reference if hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dan Heller by Warranty Deed dated October 25, 2016 from Madappallil M. George, Gesis George Thana, Joseph James, and 3MS Properties, LLC, a Tennessee limited liability company, of record in Instrument Number 20161025-0112462, said Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Bonnabrook Drive, Hermitage, TN 37076

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel: 08601008500
2. Easement as of record in Book 5442, page 628, said Register's Office
3. Subject to all matters as shown on plat Book 5210, page 143, said Register's Office

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $725,000.00

Affiant

Subscribed and sworn to before me this 31st day of July, 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 31 day of July, 2020.

Dan Heller

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Dan Heller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 21st day of July, 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021