RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013750

Karen Johnson Davidson County
Batch# 468968 DEEDWARR
09/02/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,020.20
20200902-0100108

WARRANTY DEED

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,000.00.

Megan Crawford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2020.

NOTARY PUBLIC

My commission expires: 3-7-23

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Allen Heaslip and Lauren Elizabeth Heaslip 1813 Sprucewood Lane Nashville, TN 3721	Ameris Bank Mortgage 3 Corporate Square 7th Floor Atlanta GA 30329	172-03-0A-185.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Forty Six Thousand and 00/100 Dollars ($546,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **W4WDS PROPERTIES LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER ALLEN HEASLIP AND LAUREN ELIZABETH HEASLIP, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being a portion of the property conveyed to W4WDS Properties, LLC, by Special Warranty Deed, from Woodlands Development, LLC, by Armando E. Estrada, Manager, dated December 18, 2017, recorded December 29, 2017, of record in Instrument Number 20171229-0132304 in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1813 Sprucewood Lane, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of September, 2020.

W4WDS PROPERTIES LLC

Joel Wigard - Member
BY:
ITS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Joel Wingard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be Member of W4WDS Properties LLC the within named bargainor and that he/she as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as, Member.

WITNESS my hand and seal, this the 1st day of September, 2020.

Katherine Warren
Notary Public
My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

True Copy Certification

I, Tracey Boshears, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

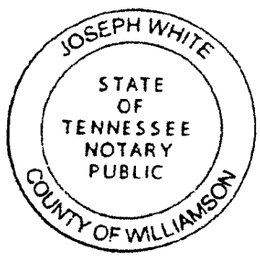
County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary' Seal (if on paper)



202008240095048