Karen Johnson Davidson County
Batch# 471627 DEEDWARR
09/08/2020 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20200908-0101910

3117

WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Lawson H Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter John Heeney	Quicken Loans	142160001600CO
(NAME)	(NAME)	
124 Hicks Road	PO Box 6577	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Lawson Freeman and Dibrell S. Freeman, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Walter John Heeney and Gwendolyn Cygan Heeney, husband and wife**, hereinafter called the GRANTEE(S), their 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 Unit No. 16 on the Amended Final Plat of Devon Close Townhomes, of record in Plat Book 9700, Page 147, amending Book 9700, Page 86, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Devon Close Townhomes, a horizontal property regime established by Master Deed of record in Book 9747, Page 278, said Register's Office.

Being the same property conveyed to Lawson Freeman and Dibrell S. Freeman by Warranty Deed from Rebecca E. McGee, dated 2/12/2015, of record in Instrument 201502130013432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 147, Amendment of plat of record in Book 9700, Page 86; (2) Covenants, conditions, easements and restrictions recorded in Book 7517, Page 283, and amended Book 8796, Page 416, Book 7517, Page 367, Book 8180, Page 222, Book 8180, Page 230, Book 8712, Page 620, Book 9150, Page 182, Book 8796, Page 410, Book 9492, Page 594, Book 9492, Page 600, Book 10692, Page 750, Book 8712, Page 618, and Book 9747, Page 278; (3) By-laws of record in Instrument 202003040024121, Amendment of record in Instrument 201703100024056, Register's Office for 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 assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 124 Hicks Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of September, 2020.

Lawson Freeman

Lawson Freeman

Dibrell S. Freeman

Dibrell S. Freeman

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 **Lawson Freeman and Dibrell S. Freeman**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of September, 2020.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Signature

My Commission Expires: January 10, 2023