THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 481729 DEEDWARR
09/24/2020 08:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20200924-0109574

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Madeline Costigan Heavener and Nicholas R. Pichnic 3233 Moorewood Drive Nashville, TN 37207	Same as Above	050-14-0-251

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ian Clark, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Madeline Costigan Heavener and Nicholas R. Pichnic, both unmarried, joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee, being Lot No. 242 on the Plan of Parkwood Estates, Section II. as of record in Book 3300, Page 5, Register's Office for said County. Said Lot No. 242 fronts 75 feet on the westerly side of Moorewood Drive and extends back 137.31 feet on the northerly line and 138.08 feet on the southerly line to a dead line, measuring 75 feel thereon.

Being the same property conveyed to Allen D. McCrackin, unmarried, by Warranty Deed from Joseph Morton and wife, Carriotta Ann Morton, of record on December 13, 1996, at Book 10290 Page 224, Davidson County Register of Deeds. Further being the same property conveyed to Ian Clark, unmarried, by Warranty Deed from Allen D. McCrackin and Phenecia McCrackin, husband and wife, of record on December 2, 2019, at Instrument No. 20191202-0123195, Davidson County Register of Deeds.

This is property commonly known as 3233 Moorewood Drive Nashville, TN 37207.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 18 **day of September, 2020:**

Ian Clark

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 **Ian Clark,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of September, 2020:

Notary Public

N. AARON TORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$280,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 18th DAY OF September, 2020

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

My Commission Expires: 8-21-2023