# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Notary Public

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2021

(AFFI

G-VRES-20-914

Karen Johnson Davidson County
Batch# 499444 **DEEDWARR**
10/20/2020 03:28:41 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20201020-0122299

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **AC Johnson Properties, LLC** | **New Owner** | |
| (NAME) **2881 Sawyer Bend Road** | (NAME) | **105-13-0-277.00** |
| (ADDRESS) **Franklin, TN 37069** | (ADDRESS) | |
| (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 consideration, the receipt of which is hereby acknowledged, **JOSEPH P. HEENAN AND KATHLEEN HEENAN, HUSBAND AND WIFE AND RYAN M. HEENAN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AC JOHNSON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 77 and 78 on the Plan of Waverly Place, as shown on Plat of record in Plat Book 57, (erroneously typed 67 in deed), Page 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph P. Heenan and Ryan M. Heenan, Tenants with right of Survivorship by Warranty deed from Gunnar Nelson, Trustee of the Good Living Trust of record in Instrument No. 20140917-0085239 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 17, 2014.

**NOTE: KATHLEEN HEENAN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.**

**THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF RYAN M. HEENAN.**

This conveyance is subject to:
- Taxes for the year 2021, not yet a lien and not now due or payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant For Detached Structure of record in Instrument Number 20080930-0099236, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 South Douglas Avenue, Nashville, Tennessee 37204**.

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), their heirs and 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), 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 my/our hand(s) this the 16th DAY OF OCTOBER, 2020.

Joseph P. Heenan by Margaret Means, Attorney in Fact
Joseph P. Heenan by Margaret Means, Attorney In Fact

Kathleen Heenan by Margaret Means, Attorney in Fact
Kathleen Heenan by Margaret Means, Attorney In Fact

Ryan M. Heenan by Margaret Means, Attorney in Fact
Ryan M. Heenan by Margaret Means, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH P. HEENAN AND KATHLEEN HEENAN AND RYAN M. HEENAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH P. HEENAN AND KATHLEEN HEENAN AND RYAN M. HEENAN.

Witness my hand and official seal, this the 16th of October, 2020.

Briana Gage
Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212