THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829345** Karen Johnson Davidson County Batch# 500053 **DEEDWARR** 10/22/2020 08:36:35 AM 2 pgs Fees: $13.00 Taxes: $5,087.50 20201022-0122580	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2020. Notary Public My Commission ~~Expires~~:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-28-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William C. Heird and Jane R. Heird 28 Whitworth Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 104 14 0G 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne T. Lewter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William C. Heird and Jane R. Heird, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Revised Final Plat of Whitworth, Phase 01 of record in Plat Book 7900, Page (s) 140 through 144, inclusive, in the 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 Suzanne T. Lewter, by Warranty Deed from Dolores W. Seigenthaler, an unmarried woman, of record in Instrument No. 20151229-0130802, in the Register's Office of Davidson County, Tennessee, dated December 28, 2015 and recorded on December 29, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Final Plat of Whitworth Phase 01, as recorded in Plat Book 7900, Page(s) 140 thru 144.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Bellwood, as recorded in Plat Book 547, Page(s) 149 & 150.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305 as amended in Book 8047, Page 243 and Book 8282, Page 45.

Easement for Construction of Sanitary Sewer, recorded in Book 3467, Page 194 Book 3467, Page 204 Book 3505, Page 338 and Book 3573, Page 442.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 631.

Easement for Water Mains and Appurtenances, recorded in Book 7868, Page 959.

This is improved property located at 28 Whitworth Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of October, 2020.

Suzanne T. Lewter By: Jenny Perkins, Attorney in Fact

Suzanne T. Lewter
By: Jenny Perkins, 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, Jenny Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Suzanne T. Lewter and that she is authorized by Suzanne T. Lewter to execute this instrument on her behalf.

WITNESS my hand, at office, this 16th day of October, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022