WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Hebbel and Susan G. Hebbel	new owners	11702003300
(NAME)	(NAME)	
2210 Sharondale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 507489 **DEEDWARR**
11/02/2020 02:37:28 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20201102-0127976

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jennifer C. Peters and Robert J. Kiger, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles E. Hebbel and Susan G. Hebbel, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

Land in Davidson County, Tennessee, being Lot No. I I on the Map of Sharondate Subdivision of record i1 Plat Book 332, page 1 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 100 feet on the northeasterly side of Sharondale Drive, or Road, and runs back between parallel lines, along the northwesterly margin of a 50-foot private drive shown on said plan, which was conveyed to W. E. Whitmore, Jr., by deed from Bransford Realty Company, of record in Book 694, page 157, 380 feet to the margin of the Tennessee Central Railroad.

INCLUDED in the above described property, but specifically EXCLUDED herefrom is the property conveyed to Mark Warner by Quitclaim Deed from Frances Chambliss of record in Book 9797, page 366, said Register's Office, being more particularly described as follows:

Land in Nashville, Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Sharondale Subdivision of record in Plat Book 332, page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: .

Beginning in the southerly right of way of I-440 at the original line between Lots 11 and 12 on said Plan; thence along said right of way south 49 deg. 40' 46" east, 26.66 feet; thence leaving said right of way and along a new line south 63 deg. 00' 00" west, 89.87 feet to the original line between said Lots No. 11 and 12; thence along said line, north 45 deg. 49' 35" east, 83.30 feet to the point of beginning, containing 1105 square feet, more or less.

TRACT 2:

Land in Nashville, Davidson County, Tennessee, being part of Lot No. 12 on the Plan of Sharondale Subdivision of record in Book 332, page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the north right of way of Sharondale Drive at the corner of Lots No. 11 and 12 shown on said Plan; thence leaving said right of way and along a new line north 41 deg. 17' 42" east, 55.14 feet; thence north 38 06' 43" east, 107.76 feet; thence north 63 deg. 00' 00" east, 63.74 feet to the original line of said Lots No. 11 and 12; thence along said line, south 45 deg, 49' 35" west 222.65 feet to the point of beginning and containing 1930 square feet, more or less.

TRACT 3:

Land in Davidson County, Tennessee; being a triangle shaped piece of land and being part of Lots No. 11 and 12 on the Plan of Sharondale Subdivision or record in Book 332, page 119, Register's Office for Davidson County, Tennessee; and being further identified as follows;

Beginning in the southerly right-of-way of I-440 at a point in the northwest corner of the Frances Chambliss property as created by the Quitclaim Deed of record in Book 9797, page 366, said Register's Office; thence with said right-of-way, north 49 deg. 37' 48" west, 31.4 feet (passing the original lot line at 26.66 feet) to a point; thence south 51 deg. 38" west. 144.5 feet to a point; thence north 63 deg. 00' 19" east, 153.7 feet to the point of beginning.

Being the same property conveyed to Jennifer C. Peters, married by deed dated September 14, 2005 from Francis Chambliss, unmarried of record in Instrument No. 20050916-0111714, Register's Office for Davidson County, Tennessee.

Included in the above referenced descriptions but expressly excluded from this conveyance is that portion of the property conveyed to the State of Tennessee by Final Judgment of record in Book 5711, Page 520, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2210 Sharondale Drive, Nashville, TN 37215

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 30th day of October, 2020.

Jennifer C. Peters

Robert J. Kiger joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Jennifer C. Peters

State of Tennessee
County of Davidson

On this **30th** day of October, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Jennifer C. Peters** and **Robert J. Kiger**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this **30th** day of **October, 2020.**

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Hebbel

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN