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RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014566

Karen Johnson Davidson County
Batch# 509435 DEEDWARR
11/05/2020 02:23:16 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20201105-0130015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2020.

NOTARY PUBLIC

My commission expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Hill 5310 Stallworth Drive Nashville, TN 37220	Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	160-08-0-025.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Seventy Thousand and 00/100 Dollars ($570,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAUL HEFFINGTON AND SHANNON HEFFINGTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID J. HILL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Brentview Hills, as of record in Plat Book 3300, pages 43 and 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Heffington and Shannon Heffington, husband and wife from Hulen Edward Bivins and Bonnie Marie Street, by Warranty Deed dated 07/10/2020 and recorded 07/13/2020 in Instrument No. 20200713-0076322, Register's Office of said County.

Being the same property conveyed to Robert E. Bivins and wife, Fannie C. Bivins from Howard S. Haynes and Patricia K. Thomas, by Warranty Deed dated 05/18/1987 and recorded 05/20/1987 in Book 7241, page 695, Register's Office of said County.

The said Robert E. Bivins deceased on November 7, 1987, leaving Fannie C. Bivins as surviving tenant by the entirety. The said Fannie C. Bivins deceased on April 12, 2020. The property is vested in Hulen Edward Bivins and Bonnie Marie Street, grantors, pursuant to Intestate Succession. Affidavit of heirship of record in Instrument No. 20200713-0076321, said Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5310 Stallworth Drive, Nashville, TN 37220, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of November, 2020.

PAUL HEFFINGTON

SHANNON HEFFINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Paul Heffington and wife, Shannon Heffington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of November, 2020.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

Katherine Warren
Notary Public
My commission expires: 4-13-22