THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29383

Karen Johnson Davidson County
Batch# 515223 **DEEDWARR**
11/12/2020 11:11:11 AM 2 pgs
Fees: $13.00 Taxes: $1,848.15

20201112-0133275

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **499,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilson Nealy and Carly Nealy	Highlands Residential Mortgage	
5305 Whites Creek Pike	12001 N. Central Expressway, Ste 750	02200015100
Whites Creek, TN 37189	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lara Joy Christiana Heart, formerly known as Lara J. Borson, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilson Nealy and Carly Nealy, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being in the 14th Civil District of said County, being described according to a survey by Ralph W. Lambert, dated November 8, 1975, as follows:
Beginning at an iron pin in the Northeasterly margin of Whites Creek Pike, said point being the Southwest corner of the tract of land conveyed to Lionel R. Barrett, Jr. and wife, Eleanor B. Barrett by deed of record in Book 4984, page 18, said Register' s Office; thence along the Northeasterly margin of Whites Creek Pike, South 42 degrees East 94.0 feet to an iron pin; thence South 44 degrees 38 minutes East 175.0 feet to an iron pin; thence South 52 degrees 03 minutes East 200.0 feet to an iron pin; thence leaving said Northeasterly margin of Whites Creek Pike, South 84 degrees 42 minutes East 600.0 feet to an iron pin; thence North 3 degrees 40 minutes West 1150.0 feet to an iron pin; thence North 86 degrees 30 minutes West 127.0 feet to an iron pin at the base of a sweet gum tree; thence South 12 degrees 54 minutes West 786.0 feet to an iron pin; thence South 88 degrees 20 minutes West 565.45 feet to the point of beginning, containing 10.49 acres, more or less.

Being the same property conveyed to Lara J. Borson, an unmarried woman by Warranty deed from Linda L. Borson, an unmarried woman of record in Instrument No. 20081105-0110229 Register's Office for Davidson County, Tennessee, dated October 29, 2008 and recorded on November 05, 2008. Further being the same property conveyed to Lara Joy Christiana Heart by Quitclaim Deed from Lloyd Elton Knight of record as Instrument No. 20201112-0133214, pursuant to Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 20D108. Pursuant to the Decree, Lara J. Borson, also known as Lara Christiana Borson Knight, is now known as Lara Joy Christiana Heart.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5305 Whites Creek Pike, Whites Creek, TN 37189.**

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 hand this the 10th day of November, 2020.

Lara Joy Christiana Heart

Lara Joy Christiana Heart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lara Joy Christiana Heart,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of November, 2020.

My Commission expires: 10-2-2023

Notary Public

