Karen Johnson Davidson County
Batch# 518114 DEEDWARR
11/18/2020 09:28:32 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20201118-0135623

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3266

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of November, 2020

Notary Public

Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Austin F. Boyd 599 Hill Creek Drive Nashville, TN 37211	NEW OWNER	147-14-0-146.00

WARRANTY DEED

FOR AND IN 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/WE,

Greg Goodheart and Denise Goodheart, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Boyd, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 422 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the westerly margin of Brewer Drive, said point being the common front corners of Lot Nos. 422 and 423; thence in a southwesterly direction a distance of 167.0 feet to a point; thence in an easterly direction a distance of 176.8 feet to a point in the westerly margin of Hill Creek Drive, said point being the common front corners of Lot Nos. 422 and 421; thence in a northerly direction along the westerly margin of Hill Creek Drive a distance of 69.6 feet to a point which is the beginning of an arc; thence in a northwesterly direction along said arc, a distance of 35.6 feet to a point in the westerly margin of Brewer Drive; thence in a northwesterly direction along said margin of Brewer Drive a distance of 81.9 feet to the point of beginning.

Being the same property conveyed to Riley E. Cunningham, and wife, Doris A. Cunningham by Warranty deed from Thomas H. Mclver and wife, Jean C. Mclver of record in Book 7776, page 878, Register's Office for Davidson County, Tennessee, dated February 20, 1989 and recorded on February 22, 1989.

Being the same property conveyed to Rebuilt Realty LLC, a Limited Liability Company by Warranty deed from John Cunningham, and William Cunningham and Julie Cunningham Thomas. all Individually and as Heirs of The Estate of Riley E. Cunningham of record in Instrument No. 20200619-0064861 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 19, 2020.

Being the same property conveyed to Greg Goodheart and Denise Goodheart, husband and wife by Warranty deed from Rebuilt Realty LLC, a Limited Liability Company of record in Instrument No. 20200716-0078074 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 16, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 599 Hill Creek Drive, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of November, 2020.

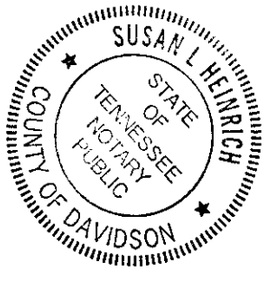
Greg Goodheart

Denise Goodheart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Greg Goodheart and Denise Goodheart** 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 official seal at Brentwood, Tennessee this 13th day of November, 2020.



Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)