Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-3082TN

Karen Johnson Davidson County
Batch# 555951 DEEDWARR
01/19/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210119-0007692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of January, 2021.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Daniel C. Heckman and Sarah E. Fowler 1143 Howard Ave. Nashville, TN 37216	**SAME AS NEW OWNER.**	072-03-0-113.00

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, WE, **Christopher W. Austin and Margaret I. Austin, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel C. Heckman and Sarah E. Fowler, 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:

Property known as: 1143 Howard Ave., Nashville, TN 37216, County of Davidson

Being the easterly 50.00 feet of Lot No. 166 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 166 fronts 50.00 feet on the northerly side of Howard Avenue and runs back between parallel lines with the westerly margin of Katherine Street 205.0 feet to a dead line.

Being the same property conveyed to Christopher W. Austin and Margaret I. Austin, husband and wife, by Warranty Deed from Crystal Whitley, unmarried, and Russell McGehee, unmarried, dated 05/05/2017 and recorded 05/10/2017 in Instrument No. 20170510-0046348, Register's Office for Davidson County, Tennessee. Specific Power of Attorney for Russell McGehee, naming Crystal Whitley as his Attorney-in-Fact of record in Instrument No. 20170510-0046347, said Register's Office.

Tax Map and Parcel ID: 072-03-0-113.00

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.

This is improved property known as: 1143 Howard Ave., Nashville, TN 37216

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 unemcumbered, 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 14th day of January, 2021.

Christopher W. Austin

Margaret I. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 2021, before me personally appeared **Christopher W. Austin and Margaret I. Austin**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of January, 2021.

Notary Public

DOLORES A. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 20-3082TN

True Copy Certification

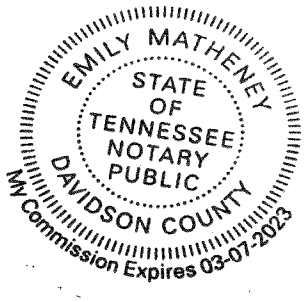
I, **Michelle Mitchell**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Emily Matheney,** a notary public for this county and state, **Michelle Mitchell,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily Matheney
My Commission Expires: 03/07/2023



SEAL