Karen Johnson Davidson County
Batch# 584976 DEEDWARR
03/04/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210304-0028723

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $425,000.00.

Affiant

Sworn to and subscribed before me this 24th day of February, 2021.

Notary Public
My Commission Expires: 9-2-24

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Grant Gibbs	910 Warren Street	Owner	
910 Warren Street			092-04-0-299.00
Nashville, TN 37208	Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Benjamin J. Heitz, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Grant S. Gibbs, unmarried man,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A Certain Tract of Land in Davidson County, Tennessee Described as Follows:

Being Part of the C.M. Holt Mansion House Tract in C.M. Holt's Plan, as of Record in Book 21, Page 33, Registers Office for Said County, Being Lot Nos. 13 and 14 of the Unrecorded Plan of Said Property Described According to a Survey Made by S. R. Sanford, Jr., Civil Engineer, August 14, 1947, as Follows: Beginning on the Easterly Margin of Warren, Formerly Holt Street, at the Southwest Corner of the Property Conveyed to Willie C. Heard and Wife, by Deed From J.R. Mcilawaine, Trustee, of Record in Book 1536, Page 32, Said Register's Office; Thence With Heard's Southerly Line, Eastwardly 61, Feet 6 Inches to the Common Corner of Lot Nos. 10, 12, 13, and 22; Thence With the Line Between Lot Nos. 13, 14, and 22 Southwardly 61 Feet 6 Inches to the Northerly Line of Lot No. 17; Thence With the Northerly Line of Lot Nos. 17, 16 and 15, Westwardly 61 Feet 6 Inches to the Easterly Margin of Warren Street; Thence With Said Street, Northwardly 61 Feet 6 Inches to the Beginning.

Being the same property conveyed to Benjamin J. Heitz, unmarried by Warranty deed from Joshua Henderson and wife, Mary Henderson of record in Instrument No. 20110902-0068150 Register's Office for Davidson County, Tennessee, dated August 26, 2011 and recorded on September 02, 2011.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 21, Page 53, Register's Office for Davidson County, Tennessee.
Easement of record in Book 1540, Page 114, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 24th day of February, 2021.

Benjamin J. Heitz

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Benjamin J. Heitz, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 24th day of February, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Steven Disser, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON