WARRANTY DEED

Karen Johnson Davidson County
Batch# 666649 DEEDWARR
06/28/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,593.70
20210628-0087134



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $701,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Mosley	NEW OWNER	172090A14500CO
(NAME)	(NAME)	
832 Banbury Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Arthur S Heiman III and Jennifer E Heiman, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jason Mosley and Emily Mosley, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 143 on the Final Plat of Section Four, Banbury Crossing, as of record in Instrument 20000114-0004987, Instrument 20000114-0004988, Instrument 20000114-0004989, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Arthur S. Heiman III and Jennifer E. Heiman, husband and wife by Warranty Deed from Jim Wisniewski and Stacey Wisniewski, husband and wife, dated 08/07/2015 and recorded 08/11/2015, of record in Instrument 201508110080043 and Scrivener's Affidavit of recorded in Instrument 201508210084595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Instrument 200001140004987, Plat Instrument 200001140004988, Plat Instrument 200001140004989, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2438, Page 460, and Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument 200105230053234, Instrument 200307280105031, Instrument 200510200126681, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee. By-laws of record in Instrument 200206100070239, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 832 Banbury Way, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of June, 2021.

Arthur S Heiman III

Jennifer E Heiman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur S Heiman III and Jennifer Heiman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of June, 2021.

Notary Public:
My Commission Expires: 11/14/24

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, John A Bell Jr., 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, Leah Moore a notary public for this county and state, John A Bell Jr., 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: 01-06-2025

Notary Seal (if on paper): LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, John A. Bell Jr., 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, Leah Moore, a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

