THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233142

Karen Johnson Davidson County
Batch# 686454 **DEEDWARR**
07/29/2021 11:45:48 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20210729-0102129

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2021.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner: VT Enterprises 125 Belle Forest Circle Ste 104 Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114 00 0 048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Louise Heer, unmarried, as to a 1/2 undivided interest, and Nancy Ann Morris and Glenna Jo Bramble, Co-Trustees of the Heer Family Trust, as to a 1/2 undivided interest** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **VT Enterprises, a Tennessee general partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 8th, formerly the 12th, Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, April 1, 1950, as follows:

Beginning at the Southwest corner of property conveyed to Jacob J. Heer and wife, Jessie Evans Heer, by deed from West Meade Country Club, of record in Book 782, Page 560, Register's Office for said County; thence with Heer's South line South 87° East 192.2 feet to the Northerly margin of U.S. Highway #70-N, or the Charlotte Pike; thence with the margin of said Highway North 46° 30' East 405.5 feet; thence North 29° 30' West 676.5 feet; thence North 83° 30' West 117.7 feet to the Easterly line of property owned by H. O. Hulan; thence with Hulan's East line South 00° 15' West 465 feet; thence South 40° 30' West 408 feet to the point of beginning.

Being the same property devised to Margaret Louise Heer and Bertha Evelyn Heer, by the Last Will and Testament of Edith Williams Heer, as shown in Case Number 08P341 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), dated August 24, 1987 and filed for record on February 25, 2008. Bertha Evelyn Heer died on February 11, 2013.

And being the same property devised unto the Nancy Ann Morris and Glenna Jo Bramble, Co-Trustees of the Heer Family Trust, as to a 1/2 undivided interest, by the Last Will and Testament of Bertha Evelyn Heer, of record in Case #13P-404 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated November 8, 2008 and filed for record on February 28, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Easement for Electric Power Line, recorded in Book 787, Page 3.

Easement for Joint Driveway, recorded in Book 1875, Page 479.

This is improved property located at 7460 Charlotte Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2021.

Margaret Louise Heer

Margaret Louise Heer

Heer Family Trust

Nancy Ann Morris, Co-Trustee

BY: Nancy Ann Morris, Co-Trustee

Glenna Jo Bramble Co-Trustee

BY: Glenna Jo Bramble, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Margaret Louise Heer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Ann Morris and Glenna Jo Bramble, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for The Heer Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of July, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024