BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 701622 **DEEDWARR**
08/20/2021 10:44:25 AM 2 pgs
Fees: $13.00 Taxes: $860.25

20210820-0112853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Heighway	New Owner	
(NAME)	(NAME)	
99 Bridgeway Ave.		053 14 0 003.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DONNA GAIL PRITCHARD, ADMINISTRATOR OF THE ESTATE OF ROBERT CHARLES REED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK HEIGHWAY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, and being Lot or Tract Number 9 on the Map of Nawakwa Hills, West End Section Being a Subdivision of Kennedy and Graves 45 Acre Tract, as of record in Book Number 974, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot or Tract Number 9 fronts 104 feet from the center of Nawakwa Trail and runs back Northerly from the center of said Nawakwa Trail on the Westerly line 1,319 feet to a dead line and runs back on the Easterly line from the center of said Nawakwa Trail 1,340 feet to the said dead line and shows 120 feet thereon.

Being the same property conveyed to Robert C. Reed, by Warranty Deed from D. T. Nichols and wife, Viola J. Nichols, of record in Book 7425, Page 873, in the Register's Office of Davidson County, Tennessee, dated December 08, 1987 and recorded on December 15, 1987. Robert C. Reed, a widower, died intestate on September 2, 2008. Donna Gail Pritchard as Administrator was authorized to convey said real property pursuant to the Order approving Contract for Sale of Real Property, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 09P-252.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 316 Nawakwa Trail, Madison, TN 37115
(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 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 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 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 19th day of August, 2021.

THE ESTATE OF ROBERT CHARLES REED

BY: _____

DONNA GAIL PRITCHARD, ADMINISTRATOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Donna Gail Pritchard with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administrator of The Estate of Robert Charles Reed, and who further acknowledged that she is authorized to execute the within instrument as Administrator of said Estate.

Witness my hand and official seal this 19th day of August, 2021.

Commission expires: 10/2/23

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.