Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KH-22-720

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

CRT File No. 220340145

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $580,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2022.

Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 838664 DEEDWARR
04/12/2022 01:22:58 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20220412-0042343

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey C. Heeren 720 Harpeth Trace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143-02-0B-011.00 CO

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, **Leigh Brown, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey C. Heeren,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 , as shown on the map entitled the Plan of Treetops at Harpeth Trace, of record in Plat Book 5200, page 775 , revised in Book 6250, page 455 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LEIGH BROWN, UNMARRIED, by deed from KATHY L. CARTER, UNMARRIED, of record in Instrument No. 20191031-0111845 , dated October 25, 2019 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 143-02-0B-011.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 775 and revised in Plat Book 6250, page 455 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6287, page 417 and amended in Instrument No. 20150822-0059531, Instrument No. 20180806-0077253 and Instrument No. 20200715-0077403, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 192, Book 5142, page 694, Book 5360, page 320 and Book 5364, page 882, said Register's Office.

This is improved property located at 720 Harpeth Trace Drive Nashville TN 37221

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 1st day of April, 2022.

Leigh Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leigh Brown, 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 1st day of April, 2022.

Notary Public

My Commission Expires: ~~My Commission Expires:~~

