WARRANTY DEED

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Pamela Jo Yates
Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie H. Paradise	Countrywide Home Loans	162-5-115
(NAME)	(NAME)	
291 Townes Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Saundria K. Heimback and husband, George Lawrence Heimbach, Jr. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie H. Paradise, UNMARRIED HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 184 on the Plan of Section 1, Hickory Valley Subdivision, as of record in Plat Book 4175, Page 75, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Saundria K. Heimback, by deed of record in Book 9531, Page 576, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of George Lawrence Heimbach, Jr. by Saundria Heinbach as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040804009384 0, in the Register's Office for Davidson County, Tennessee.

George Lawrence Heimbach, Jr. joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 291 Townes Dr., Nashville, TN 37211
(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 uncncumbered, 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.

Davidson County DEEDWARR
Recvd: 08/04/04 15:13 2pgs
Fees:13.00 Taxes:436.23

20040804-0093841

RECORDERS MEMO
TO BILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Witness my hand this 30th day of July, 2004.

Saundria K. Heimback

George Lawrence Heimbach, Jr.

By: Saundria K. Heimbach
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Saundria K. Heimbach with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 30th day of July, 2004, before me personally appeared Saundria Heimbach, the person who executed the foregoing instrument on behalf of George Lawrence Heimbach, Jr. and who acknowledged that she executed the same as the free act and deed of the said George Lawrence Heimbach, Jr., through Power of Attorney granted she by the said George Lawrence Heimbach, Jr.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2004.

Commission expires: 5/30/07

KRISTIN T. HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067