WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~. 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMY W. SMITH	Primary Residential Mortgage,	**143-2-C-53CO**
(NAME) **699 HARPETH TRACE DRIVE**	(NAME) Inc. 4750 West Wiley Post Way, #200	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) Salt Lake City, UT 84116	
(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, **SANDRA L. HEFLIN unmarried, A. CLYDE HEFLIN unmarried, and CHRISTOPHER M. HEFLIN unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY W. SMITH**, 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 UNIT NO. 53 ON THE PLAN OF HARPETH KNOLL, AS OF RECORD IN PLAT BOOK 5200, PAGE 764, REGSITER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SANDRA L. HEFLIN unmarried, A. CLYDE HEFLIN unmarried, and CHRISTOPHER M. HEFLIN unmarried, BY DEED FROM PETAR GROZDANOVSKI AND WIFE COLLEEN CURTIS GROZDANOVSKI OF RECORD IN INSTRUMENT NO. 20010806-0083527, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **699 HARPETH TRACE DRIVE, NASHVILLE, TN 37221**
(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 **our hands** this **30th day of June, 2005.**

Christopher M. Heflin
CHRISTOPHER M. HEFLIN
BY: SANDRA L. HEFLIN, ATTORNEY IN FACT
by Sandra L. Heflin Atty in fact

Sandra L. Heflin
SANDRA L. HEFLIN

A. Clyde Heflin by
A. CLYDE HEFLIN
BY: SANDRA L. HEFLIN, ATTORNEY IN FACT
Sandra L. Heflin Atty in fact

Davidson County DEEDWARR
Recvd: 07/05/05 10:10 2 pgs
Fees:13.00 Taxes:555.00

20050705-0076651

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **SANDRA. L. HEFLIN** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of June, 2005.**

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **SANDRA L. HEFLIN**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney In Fact, for **A. CLYDE HEFLIN** and **CHRISTOPHER M. HEFLIN**, By Power of Attorney, and to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of June, 2005.**

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public