PREPARED BY & RETURN TO:

PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

WARRANTY DEED

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2006.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 11-25-06

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
Sherry N. Hefner	American Mortgage Express	126-16A-333
(NAME)	(NAME)	
7544 Woodstream Drive	136 Gaither Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Mt. Laurel, NJ 08054	
(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, David Toy and wife, Joanna Toy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherry N. Hefner, a married woman, 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, TN, being Lot No. 180 on the Plan of Riverwalk, Phase 2C, of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David Toy and wife, Joanna Toy, by deed of record in Instrument No. 20040714-0083948, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Joanna Toy by David Toy as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____ *, in the Register's Office for Davidson County, Tennessee.

* 20060317-0030963

unimproved ☐

This is improved ☒ property, known as 7544 Woodstream 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.

Davidson County DEEDWARR
Recvd: 03/17/06 10:33 2 pgs
Fees:13.00 Taxes:1031.93

20060317-0030964

Witness our hands this 15th day of March, 2006.

David Toy

Joanna Toy by David Toy her Attny-in-fact

Joanna Toy by David Toy, her Attorney-in-Fact

STATE OF COLORADO

COUNTY OF Boulder

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

Witness my hand and official seal at Boulder, Colorado this 15th day of March, 2006.

Commission expires: 10/14/07

Bonnie M Haughton
1470 Walnut St., #200
Boulder CO 80302
Notary Public

STATE OF COLORADO

COUNTY OF Boulder

On this the 15th day of March, 2006, before me personally appeared David Toy, the person who executed the foregoing instrument on behalf of Joanna Toy and who acknowledged that he executed the same as the free act and deed of the said Joanna Toy, through Power of Attorney granted him by the said Joanna Toy.

Witness my hand and official seal at Boulder, Colorado this 15th day of March, 2006.

Commission expires: 10/14/07

Bonnie M Haughton
1470 Walnut St., #200
Boulder, CO 80302
Notary Public