WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 14:30 2 pgs
Fees:13.00 Taxes:2590.00

20060814-0100047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$700,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 17, 2006

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher White	The Same	**116-A-1**
(NAME)	(NAME)	
421 Sunnyside Drive	The Same,	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	The Same ,	
(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, **Todd Heebink and wife, Jennifer Heebink**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher White and Kimberly White, husband and wife**, 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:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being the southern part of Lot No. 18-A and all of Lot 18-B on the Plan of Honeywood Subdivision of the Malone Estate, not of record and described according to a copy of a survey thereof made April 2, 1947, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point in the westerly margin of Sunnyside Drive at the common corner of Lots 18-B and 19-A, being the northeast corner of the property of W. Raymond Denney; thence, northerly along the westerly margin of Sunnyside Derive 167 feet 6 inches to a point which is 67 feet 6 inches north of the corner of Lots 18-A and 18-B; thence, westerly 197 feet, more or less, to a stake in the east lien of Lot No. 3; thence, with the line of the same along the westerly line of Lot No. 180A and Lot No. 18-B, southerly 141 feet 7 inches to a stake at an iron pin, being Denney's northwest corner of the corner of Lots 19-A and 18-B; thence with the line between said lots easterly 183 feet 9 inches to the point of beginning.

Being the same property conveyed to Todd Heebink and wife, Jennifer Heebink by Warranty Deed dated January 12, 2006 from Kenneth C. Petroni and wife, Molly A. Petroni, of record in Instrument No. 20060201-0012366, Reigster's Office for Davidson County, Tennessee. Having been conveyed to Kenneth C. Petroni and wife, Molly A. Petroni by deed dated February 22, 2002 from Larry D. Soderquist and wife, Ann M. Soderquist of record in Instrument No. 20020225-0023703, said Register's Office.

Subject to easements, restrictions, covenants and/or rights of way of record in said Register's Office and current years taxes.

unimproved ☐

This is improved ☒ property, known as **421 Sunnyside Drive, Nashville, TN 37205**

(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 4th day of August, 2006.

Todd Heebink

Jennifer Heebink

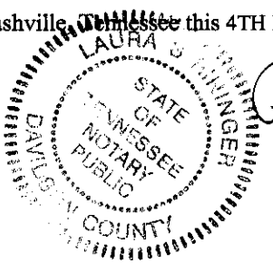
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Heebink and wife, Jennifer Heebink, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4TH DAY OF AUGUST, 2006.

Commission expires: 3-21-09



Laura B. Rininger

Notary Public