WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006..

Susan B. Mott
Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

Susan B. Mott
State of Tennessee
Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 10/04/06 13:18 2 pgs
Fees:13.00 Taxes:887.63

20061004-0123123

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20060308

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Heidel	Regions Mortgage	083-06-0 358.20
(NAME)	(NAME)	
1616 McEwen Avenue	Dept 2520 PO Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham AL 35287.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) 2520	

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, **Michelle Holmes (now known as Michelle Holmes Niemi and also known as Kimberley M. Niemi) and husband, Heath J. Niemi***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine Heidel**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the plan of J.L. Webb's Resubdivision of Lots 215, 216, 217, 218 and 219, McEwen Plan, of record in Book 547, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michele Holmes, an unmarried woman, by Warranty Deed dated March 29, 1999 from T.J. Zark, an unmarried woman, of record in Book 11418, Page 96, Register's Office for Davidson County, Tennessee.

*Heath J. Niemi joins in this conveyance to relinquish any right he may have in and to the property herein described by virtue of marriage to Christina Heidel.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1616 McEwen Avenue, Nashville, TN 37206
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 29th day of September, 2006.

Michelle Holmes Niemi
Michelle Holmes Niemi

Heath J. Niemi by Kimberly M. Niemi Attorney in fact
Heath J. Niemi

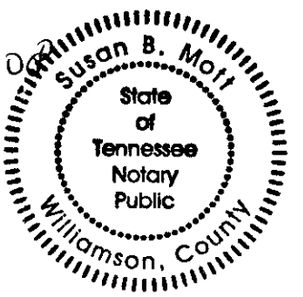
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Holmes Neimi, the bargainor (s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of September, 2006.

Commission expires: 1-16-08



Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

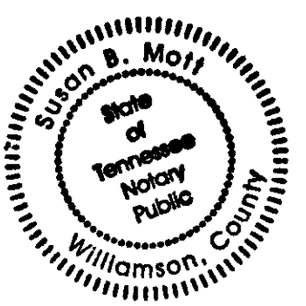
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kimberley M. Niemi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Heath J. Niemi, as Attorney In Fact, under Power of Attorney bearing Instrument No. *, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Heath J. Niemi, under said Power of Attorney.

Witness my hand and official seal at office in Brentwood, Tennessee, this the 29th day of September, 2006.

Notary Public

My Commission Expires:

*20061004-0123122



RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027