WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 08:26 2 pgs
Fees:13.00 Taxes:758.13

20070424-0048372

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES February 10, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM J. HEATH, III	PrimeTrust Bank	Map 126-15-AParcel 228.00 Co.
(NAME)	(NAME)	
8204 Canoe Court	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37221	
(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, **RALPH W. FLEMING, by and through SHEILA D. FLEMING, ATTORNEY IN FACT, AND WIFE, SHEILA D. FLEMING, a/k/a SHELIA D. FLEMING,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM J. HEATH, III and wife, YOLANDA G. HEATH,** 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:

Being Lot Number 206, on the plan of Boone Trace, Section 5, of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ralph W. Fleming and wife, Shelia D. Fleming by deed of record in Instrument No. 20050404-0036532, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

Sheila D. Fleming executes this instrument on behalf of Ralph W. Fleming pursuant to a Limited Power of Attorney recorded in Instrument No. 20070424-0048371, Register's Office for Davidson County, Tennessee.

Shelia D. Fleming and Sheila D. Fleming are one and the same person.

unimproved ☐

This is improved ☒ property, known as 8204 CANOE COURT, 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 20th day of April, 2007.

Ralph W. Fleming
RALPH W. FLEMING

Sheila D. Fleming
SHEILA D. FLEMING

By: Sheila D. Fleming
SHEILA D. FLEMING, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

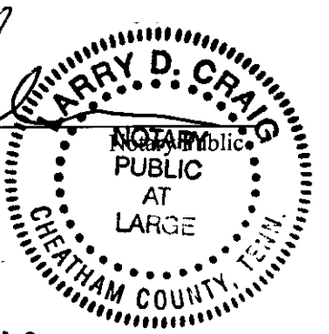
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila D. Fleming, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2007.

Commission expires: February 10, 2008

Larry D. Craig

Notary Public



My Commission Expires FEB. 10, 2008

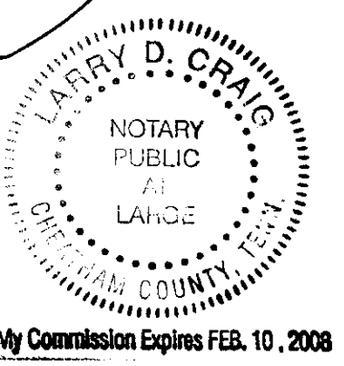
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila D. Fleming, 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, and who further acknowledged that she is the Attorney In Fact for Ralph W. Fleming and is authorized by Ralph W. Fleming to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2007.

Notary Public

My commission expires: February 10, 2008



My Commission Expires FEB. 10, 2008