WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/07 08:33 2 pgs
Fees:13.00 Taxes:838.05

20071115-0133865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: July 16th 2011.

(AFFIX SEAL)

CHRISTY A DEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela E. Sullivan	Wells Fargo Bank, N.A.	85-12-0-A/4.00
(NAME)	(NAME)	
108 Rivers Edge Court	P.O. Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Newark, NJ 07101-4701	
(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, **Bronson W. Heflin and wife, Jennifer J. Heflin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Sullivan, a single person, and Gerrol Adkins, a married person, and June Adkins, a married person**, , 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 6 on the plan of River's Edge, Section II, Jackson Downs, Phase II, of record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer J. Heflin and Bronson W. Heflin, wife and husband, by deed from Fox Ridge Homes, Inc. dated September 30th 1999 and filed for record in Book 11685, Page 994, Register's Office for Davidson County, Tennessee.

Property Address: **108 Rivers Edge Court Nashville, Tennessee 37214**

Subject to any and all matters appearing of record in Plat Book 9700, Page 414, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants and By-Laws contained in an instrument of record in Book 9280, Page 334, Book 11098, Page 1 and in Book 11098, Page 21, Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 9857, Page 77, Register's Office for Davidson County, Tennessee.

Subject to the Boundary Plat of record in Book 9700, Page 77, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations ,building restrictions and setback lines if any and any and all easements for public utilities.

The 2007 Taxes have been paid and prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 108 Rivers Edge Court, Nashville, TN 37214

(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.

Bronson W. Heflin

Jennifer J. Heflin

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 Bronson W. Heflin and Jennifer J. Heflin the bargainor (s), 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 5th day of November, 2007.

Commission expires: July 16th 2011

Christy A. Delk Notary Public

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
7-16-2011