Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076
Mail to:

Davidson County DEEDWARR
Recvd: 11/21/07 10:34 2 pgs
Fees:13.00 Taxes:530.95
20071121-0136277

#560

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Dolores P. Posada and Victor Tejada	Remw	Map: 075-06-0--
4266 Nepal Drive	70 Grand Ave, Ste 109	Parcel: 089.00
Hermitage, TN 37076	River Edge, NJ 07661	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **K. Punch, Successor Trustee of The Heil Family Land Trust, a revocable living trust under the provisions of a trust agreement dated August 30, 2004, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dolores P. Posada, unmarried,** and **Victor Tejada, unmarried, joint tenants with right of survivorship,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 322, on the Plan of Hermitage Estates, Section 2, of record in Plat Book 3700, page 23, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to B. Parrish, Trustee of the Heil Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated August 30, 2004 by warranty deed to trustee dated August 30th, 2004 from Bridgett Heil Peveto of record in Instrument No. 20020417-0047534, said Register's Office. The said B. Parrish having since resigned as Trustee and replaced by K. Punch, successor trustee of record in Instrument No. 20070215-0019377, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2008 Taxes are now due and payable and assumed by Grantee.**
2. **Restrictions of record in Book 3924, page 25 and in Book 3952, page 881, said Register's Office.**
3. **All matters appearing of record in Plat Book 3700, page 23, said Register's Office.**

This is improved property commonly known as: 4266 Nepal Drive, Hermitage, TN 37076.

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $143,500.00.

Affiant

Subscribed and sworn to before me this 9th day of November, 2007.

Notary public: my Commission expires: 06/23/2010

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of **November, 2007.**

The Heil Family Land Trust
dated August 30th, 2004

By: K. Punch, Suc. Trustee
K. Punch, Successor Trustee

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **K. Punch** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Successor Trustee** of The **Heil Family Land Trust dated August 30th, 2004,** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Successor Trustee.**

WITNESS my hand and official seal at NOLENSVILLE, Tennessee, this 9th day, **November, 2007.**

Notary Public

1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011