This instrument prepared by:
, an employee of
JC Reed Title Agency
501 Corporate Centre Drive Suite 195
Franklin, TN 37067
(866) 915-7333

File No.: **07-1025**

Davidson County DEEDWARR
Recvd: 12/03/07 12:59 4 pgs
Fees:23.00 Taxes:610.50
20071203-0139789

(1)

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **11/15/2007**, by and between **Emily A. Gates, unmarried**, parties of the first part, and **Eric Heath, (marital status to be determined) and Kimberly Heath, (marital status to be determined),** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davisdon**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot or Unit 91, SECTION 2, PLAN OF REVISION ONE, LENOX VILLAGE, as shown on plat of record in Instrument No. 20020705-0081261, revised by Instrument No. 20020731-0091872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emily A. Gates, unmarried by Warranty Deed from Elijah C. Rigsby and wife, Courtney L. Rigsby, recorded on the 3rd day of June, 2005 in Instrument No. 20050603-0063098, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. _____: in said Register's office.

This conveyance is made subject to: _____

Parcel ID # **173090A09200CO**
X Improved OR
☐ Unimproved property located at: **628 St Jules Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Emily A. Gates

By: Emily A. Gates

State of **Tennessee**

County of **Davisdon**

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Emily A. Gates, unmarried with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged She to be the — of —, the within named bargainer, a corporation, and that She as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by — as such — of —.

Witness my hand and Notarial Seal at office this **November** 17, **2007**.

SHERRIE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sherrie Reed

Notary Public

My Commission Expires January 16, 2011

****

Owner's Name: **Eric R. Heath and Kimberly R, Heath**

and Address: **628 St Jules Lane, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Eric R. Heath and Kimberly R, Heath
628 St Jules Lane, Nashville, TN 37211
,

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$165,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christy Kennedy
Affiant

Subscribed and sworn to before me this **11/15/2007.**

Sherrie Reed
Notary Public

My Commission Expires: January 16, 2011

SHERRIE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Escrow No.: 07-1025

EXHIBIT "A"

LEGAL DESCRIPTION

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