File No. 280700312

WARRANTY DEED

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

DeAnna Quinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: [redacted] 6-26-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Quinn	Countrywide Bank, FSB	Map 119-12-0
(NAME)	(NAME)	Parcel 049.00
730 Drummond Drive	PO Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/31/08 12:41 3 pgs
Fees:18.00 Taxes:536.50
20080731-0078570

For and in 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, **Kevin M. Heise and Tammy R. Heise, a married couple,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **James P. Quinn, unmarried and Margaret E. Quinn, unmarried as tenants in common with expressed rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Battlewood, Section Two, of record in Plat Book 1835, Pages 95-96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin M. Heise and Tammy R. Heise, A Married Couple, by Warranty Deed from Philip Ashmore, Unmarried, of record in Instrument 20040818-0099536, dated July 26, 2004 and filed for record on August 18, 2004, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent yearsSubject to all matters as set forth per Plat Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee; Easement(s) as shown of record in Book 4373, Page 132; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 730 Drummond Drive, Nashville, TN 37211
(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 31st day of July, 2008.

Kevin M. Heise

Tammy R. Heise

STATE OF TENNESSEE

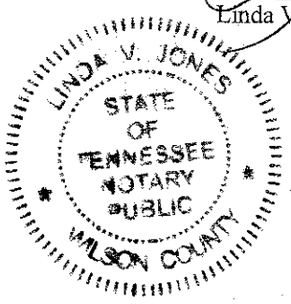
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kevin M. Heise and Tammy R. Heise, 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 at office this 31st day of July, 2008.

Commission expires: June 22, 2009

Linda V. Jones Notary Public



(seal)

File Number: 280700312

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.