STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans: T20090062399 DEEDWARR
Recvd: 09/11/09 11:03 2 pgs
Fees: 13.00 Taxes: 543.90
20090911-0085176

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2009.

Notary Public
MY COMMISSION EXPIRES: 8/24/2011
File No. G9-8548D

DANIELLE PITTMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terri M. Powers, unmarried (NAME)	Same (NAME)	150-8-162
3605 Southern Way (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Matthew J. Heiner and Tara A. Heiner, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terri M. Powers, unmarried**, 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. 332 on the plan of "THE COUNTY", SECTION SEVEN-C, as shown by plat of record in Plat Book 6250, Page 926, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Matthew J. Heiner and Tara A. Heiner, husband and wife from H. Holt Cason and wife, Lynn D. Cason, by Deed dated February 23, 2006, as Instrument No. 20060303-0024942, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Matthew J. Heiner is signed by his duly appointed Attorney-in-fact Bob Heiner, pursuant to the Power of Attorney recorded in Instrument # 20090911-0085175, said Register's Office.
The signature of Tara A. Heiner is signed by her duly appointed Attorney-in-fact Bob Heiner, pursuant to the Power of Attorney recorded in Instrument # 20090911-0085175, said Register's Office.

This is improved property, known as 3605 Southern Way, Antioch, TN 37013.

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. Whenever 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 my/our hand(s) this 21st day of August, 2009.

MATTHEW J. HEINER

By: x Matthew J Heiner by BH Heiner
Bob Heiner, Attorney-in-Fact

August 21, 2009
Date

TARA A. HEINER

By: x Tara A Heiner by BH Heiner
Bob Heiner, Attorney-in-Fact

August 21, 2009
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Bob Heiner, Attorney-in-Fact for Matthew J. Heiner and Tara A. Heiner, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of August, 2009

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MC... STATE OF TENNESSEE NOTARY PUBLIC

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066