WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 30, 2010~~ 1/11/11

(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Deanie L. Gregory, Atty **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Heitz and Samatha Gray	Pinnacle National Bank	05303006900
(NAME)	(NAME)	
1203 Birdsall St.	211 Commerce St., Suite 300	
(ADDRESS)	(ADDRESS)	
Old Hickory,, TN 37138	Nashville, TN 37201-1810	
(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, Impact Real Estate Investments, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON WADE HEITZ AND WIFE, SAMATHA EVE GRAY, 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 part of Lot No. 37 on the Plan of Section "B", Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Impact Real Estate Investments, LLC by Quitclaim Deed from Jonathan A. Harris dated May 20, 2006 and recorded as Instrument No. 20060512-~~0056005~~ 0056005 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION "B", OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1608 Birdsall Street, Old Hickory, TN 37138

(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 my hand this 16th day of November, 2009.

By: J Harris - Manager
Impact Real Estate Investments, LLC
Jonathan Harris - Manager

BILL GARRETT, Davidson County
Trans:T20090080471 DEEDWARR
Recvd: 11/30/09 10:24 2 pgs
Fees:13.00 Taxes:469.90
20091130-0108967

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jonathan Harris, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of **Impact Real Estate Investments, LLC**, the within named bargainor, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Manager.

WITNESS my hand and seal this 16th day of November, 2009.

My Commission Expires:
March 30, 2010

Notary Public, DEANIE L. GREGORY

