THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29586-06-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. William J Heerman Affiant Subscribed and sworn to before me this 7th day of July, 2010. Notary Public My Commission Expires: 5-20-14

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

WARRANTY DEED

Address New Owner: William Heerman, Jennifer K. Heerman 4310 Nebraska Avenue Nashville, TN 37209	**Send Tax Bills To:** Pinnacle National Bank 150 3rd Avenue So. #900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 103 040 19800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth J. Schulte, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Heerman and wife, Jennifer K. Heerman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4310 Nebraska Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now, nor has it ever been the principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of July, 2010.

Elizabeth J Schulte
Elizabeth J. Schulte

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth J. Schulte**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2010.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

BILL GARRETT, Davidson County
Trans:T20100043089 DEEDWARR
Recvd: 07/14/10 10:38 2 pgs
Fees:13.00 Taxes:1609.50

20100714-0055156

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 and the westerly 15 feet of Lot No. 7 in Block 14, Sylvan Park Plan, as of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 8 and the westerly 15 feet of Lot No. 7 front together 75 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines, with the easterly margin of 44th Avenue, formerly 3rd Street, 160 feet to an alley.

Being the same property conveyed to Elizabeth J. Schulte, married, and Kristin E. Clark, married, as joint tenants with right of survivorship, by deed dated October 7, 2008, from Robert S. Black and wife, Kelley J. Black, of record in Instrument No. 20081020-0105194, Register's Office for Davidson County, Tennessee. Being further conveyed to Elizabeth J. Schulte by quitclaim deed from Kristin E. Clark in Instrument No. 20100608-0044550, said Register's Office.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, page 104, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20081223-0122256, Register's Office for Davidson County, Tennessee.

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
G-VRES-10-4310