WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062417 DEEDWARR
Recvd: 10/04/10 10:19 2 pgs
Fees:13.00 Taxes:288.23
20101004-0078980

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIR November 7, 20

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omaira Heakin	SunTrust Mortgage, Inc.	10816034300
(NAME)	(NAME)	
303 Woodwind Court	401 Commerce Street Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN, 37219	
(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 hereby acknowledged, I/WE, **John J. Vanags**, a married man hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Omaira Heakin**, an unmarried woman 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 169B, ZONE LOT DIVISION, PERCY PRIEST WOODS, SECTION IV, LOTS 164-171, as shown on plat of record in Plat Book 6250, Page 901, 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 by Quitclaim Deed from Susan L. Bown to John J. Vanags (married) as recorded on the 20th day of August, 2010 in Instrument No. 20100820-0065780; Quitclaim Deed from Susan L. Bown to Susan L. Bown, and unmarried woman and John J. Vanags, a married man, as joint tenants with right of survivorship as recorded on the 31st day of March, 2010 in Instrument No. 20100331-0023908; Quitclaim Deed from John J. Vanags to Susan L. Bown as recorded on the 10th day of December, 2007 in Instrument No. 20071210-0142111; Quit Claim Deed from Susan L. Bown to John J. Vanags as recorded on the 3rd day of September, 2004 in Instrument No. 20040903-0106963; Quitclaim Deed from John J. Vanags, and wife, Judy L. Vanags to Susan L. Bown as recorded on the 16th day of May, 2002 in Instrument No. 20020516-0060387 and Warranty Deed from Doris A. Bezemek, unmarried to John J. Vanags and wife, Judy L. Vanags as recorded on the 5th day of August, 1998 in Book 11053, Page 13, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 303 Woodwind Court, Nashville, TN 37214

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, has 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 **30th** day of **September, 2010**

John J. Vanags

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **John J. Vanags**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **September, 2010**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIR
November 7, 201