RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062703 DEEDWARR
Recvd: 10/04/10 15:54 3 pgs
Fees:18.00 Taxes:1110.00
20101004-0079332

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 8.20.13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon P. Heffington	Finworth Mortgage, LLC	
(NAME)	(NAME)	
488 Broadwell Drive	2505 21st Avenue, S. #204	160-8-24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37212	
(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, **THOMAS RAY HAMLETT, EXECUTOR OF THE ESTATE OF THOMAS M. HAMLETT, DECEASED, THOMAS RAY HAMLETT, AS TO AN UNDIVIDED 1/3 INTEREST, ROBERT LOUIS HAMLETT, AS TO AN UNDIVIDED 1/6 INTEREST, DAVID WAYNE HAMLETT, AS TO AN UNDIVIDED 1/3 INTEREST AND SANDRA H. ROSE, AS TO AN UNDIVIDED 1/6 INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON P. HEFFINGTON, 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. 42 on the Plan of Brentview Hills as of record in Plat Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas M. Hamlett and wife, Sarah M. Hamlett by deed dated February 6, 1964 from Raleigh T. Blanks and wife, Mildred B. Blanks, of record in Book 3678, page 113, Register's Office for Davidson County, Tennessee. The said Sarah M. Hamlett having predeceased Thomas M. Hamlett and the said Thomas M. Hamlett having since died on August 21, 2005. The Last Will and Testament of Thomas M. Hamlett filed October 18, 2005, being No. 05P-1610, Probate Court Clerk's Office for Davidson County, Tennessee, devised a life estate in said property to Willie Virginia Hamlett and appointed Thomas Ray Hamlett, as Executor of the Estate with instructions to sell the subject property upon the death of Willie Virginia Hamlett or upon her decision to vacate the premises. The said Willie Virginia Hamlett having since conveyed her life estate interest in the subject property to Thomas Ray Hamlett, a one-third undivided interest, David Wayne Hamlett, a one-third undivided interest, Robert Louis Hamlett, a one-sixth undivided interest and Sandra H. Rose, a one-sixth undivided interest by Quitclaim Deed from Willie Virginia Hamlett, f/k/a Willie Hooven, unmarried, Life Tenant, of record in Instrument No. 20090728-0070542, Register's Office for Davidson County, Tennessee. The said Willie Virginia Hamlett having since conveyed all her interest in subject property to Thomas Ray Hamlett, a one-third undivided interest, David Wayne Hamlett, a one-third undivided interest, Robert Louis Hamlett, a one-sixth undivided interest and Sandra H. Rose, a one-sixth undivided interest by Quitclaim Deed dated September 28, 2010, and recorded as Instrument No. 20101004-0079331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Plat Book 3300, Page 43 and 44, said Register's Office; (c) easement for right of way for an electric power transmission line 50 feet wide of record in Book 2735, page 89, said Register's Office; and (d) easement for right of way for an electric power transmission line 375 feet wide of record in Civil Minute Book Volume 24, pages 291-293, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 488 Broadwell Drive, Nashville, TN 37220

(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 30th day of September, 2010.

David Wayne Hamlett

By: Thomas Ray Hamlett
Thomas Ray Hamlett, Attorney in Fact

Sandra H. Rose

By: Thomas Ray Hamlett
Thomas Ray Hamlett, Attorney in Fact

Thomas Ray Hamlett

Thomas Ray Hamlett, Executor
Thomas Ray Hamlett, Executor

Robert Louis Hamlett

By: Thomas Ray Hamlett
Thomas Ray Hamlett, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Ray Hamlett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2010.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Ray Hamlett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Wayne Hamlett, Robert Louis Hamlett and Sandra H. Rose, and who acknowledged that he executed the same as the free act and deed of David Wayne Hamlett, Robert Louis Hamlett and Sandra H. Rose.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2010.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Ray Hamlett, Executor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2010.



My Commission Expires MAR 4, 2013

John Gregory Hardeman Notary Public