Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110018018 DEEDWARR
Recvd: 03/28/11 14:42 2 pgs
Fees:13.00 Taxes:832.50
20110328-0023805

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sullivan

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

F. E. McNally
Affiant

Subscribed and sworn to before me, this the 25th day of March, 2011.

Judy E. Colley
Notary Public

My commission expires: 11-20-2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
F. E. McNally Rhonda K. McNally	Eastman Credit Union	Map: 180-4-A
501 Elmont Terrace	201 South Wilcox Drive	Parcel: 12.00CO
Nashville, TN 37211	Kingsport, TN 37662	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HERITAGE BANK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **F. E. MCNALLY AND WIFE, RHONDA K. MCNALLY**, HEREINAFTER CALLED THE GRANTEE(S), 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. 12, on the Plan of Section One Highland Creek, of record in Plat Book 9700, pages 959 and 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heritage Bank by Successor Trustee's Deed from Marshall L. Hix, Successor Trustee of record in Instrument No. 20091230-0118678, Register's Office for Davidson County, Tennessee, dated December 30, 2009.

Being the same property conveyed to River Kubik, unmarried by Deed from Joseph S. Wash, married of record in Instrument No. 20060208-0015641, Register's Office for Davidson County, Tennessee, dated February 3, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 501 Elmont Terrace, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of March, 2011.

HERITAGE BANK

Cheryl Lankford, Ln. Officer

Cheryl Lankford, Office Manager and Loan Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cheryl Lankford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Office Manager and Loan Officer of Heritage Bank, Inc., a Kentucky corporation, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 25th day of March, 2011.

Notary Public

