BILL GARRETT, Davidson County
Trans:T20110044178 DEEDWARR
Recvd: 07/21/11 13:51 2 pgs
Fees:13.00 Taxes:2451.99
20110721-0055982

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

BOX 30-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $662,700.00

Janice Collins
Affiant

Subscribed and sworn to before me, this 19th day of July 2011.

Caroline Pace
Notary Public
My commission expires: 6-23-15

CAROLINE PACE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa Paige Binder 4424 Alcott Dr. Nashville TN 37215	Regions Bank dba Regions Mortgage Dept. 2520; P.O. Box 2153 Birmingham, AL 35287-2520	13012001700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William C Heyne and wife Robin S Heyne hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lisa Paige Binder,** 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: **unmarried

Being Lot No. 16 on the Plan of Hycrest Acres, Section 3, as of record in Book 2331, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 16 fronts 204.16 feet on the easterly side of Alcott Drive and extends back 257.8 feet on the northerly line and 191.3 feet on the southerly line to a dead line, measuring 174 feet thereon.

Being the same property conveyed to William C. Heyne and wife, Robin S. Heyne by deed from Blanche D. Kampmeier of record in Book 9022, page 99, dated July 16, 1999, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Hycrest Acres, Section 3 of record in Book 2331 Page 75, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 1449, page 155 and Book 1728, page 121, Register's Office for Davidson County, Tennessee 4)

Easement as set forth in instrument recorded in Book 6434 Page 834

This property is improved property known as 4424 Alcott Dr., Nashville, Tennessee 37215

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14 day of July, 2011.

William C Heyne

Robin S Heyne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C Heyne and Robin S Heyne, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21 day of July, 2011.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15
FILE NO: 06820