(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110067915 DEEDWARR
Recvd: 10/31/11 09:31 2 pgs
Fees:13.00 Taxes:876.90

20111031-0084320

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $237,000.00.

Affiant

Subscribed and sworn to me on October 21, 2011.

NOTARY PUBLIC

My Commission Expires:

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES November 7, 2011

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua M. West Denise L. Fields 136 Claybrook Lane Antioch, TN 37013	SWBC Mortgage Corp 5055 Maryland Way Brentwood Tn 37027	173-15-0A 072.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard A. Heil and wife, Cecilia D. Noland Heil, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joshua Morris West and Denise Leann Fields as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Final Plat of Mill Run Subdivision, Phase 1-A (Cluster Lot Development), a resubdivision of Mill Run Subdivision, Phase 1, Lot 65, of record in Instrument No. 20010608-0060668, 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 Richard A. Heil and wife, Cecilia D. Noland Heil by Warranty Deed from The Craig Company, a Tennessee corporation of record in Instrument No. 20020531-0066048, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters appearing on the final plat of record as Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee; and
3. The Plan of record in Book 11675, page 472, and amended in Instrument No. 20000215-0015152, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements, and setback lines; and
4. Master Deed and Bylaws of Mill Run Homeowner's Association of record in Book 11675, page 497, said Register's Office; and
5. Declaration of Covenants, Conditions and Restrictions for Mill Run including but not limited to easements, assessments, special assessments charges and liens, of record in Book 11675, page 472, as amended by instruments of record as Instrument Nos. 20000215-0015152, 20020701-0079016, and 20021121-0144876, said Register's Office; and
6. Landscape agreements of record as Instrument Nos. 20011024-0116286 and 20010405-0033587, said Register's Office; and
7. Easement agreement for ingress and egress of record in Book 10348, page 367, said Register's Office; and
8. Dedication of common areas and open space to HOA of record as Instrument No. 20011219-0139981, said Register's Office; and
9. Transmission line easement of record in Book 3933, page 359, said Register's Office; and
10. Sewer easement of record in Book 10448, page 188, said Register's Office; and

11. Stormwater agreement of record as Instrument No. 20010405-0033586, said Register's Office; and
12. Agreement for grant of easement for conservation greenway of record in Instrument No. 20011024-0116286, said Register's Office; and
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 136 Claybrook Lane, Antioch, TN 37013.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on October 21, 2011.

Richard A. Heil by Judi Bell, Attorney in Fact
Richard A. Heil

Cecilia O. Noland Heil by Judi Bell, Attorney in Fact
Cecilia D. Noland Heil

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 21, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Judi Bell**, with whom I am personally acquainted, (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Richard A. Heil** for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for **Richard A. Heil** and is authorized by **Richard A. Heil** to execute this instrument on his behalf.

Witness my hand and official seal on October 21, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 21, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Judi Bell**, with whom I am personally acquainted, (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Cecilia D. Noland Heil** for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for **Cecilia D. Noland Heil** and is authorized by **Cecilia D. Noland Heil** to execute this instrument on her behalf.

Witness my hand and official seal on October 21, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY