BILL GARRETT, Davidson County
Trans:T20110078531 DEEDWARR
Recvd: 12/12/11 13:37 2 pgs
Fees:13.00 Taxes:923.15
20111212-0096696

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amos Jacob Heller **Kara J H Heller**	**Brand Mortgage Group**	**08208037600**
1004 Chicamauga Ave	**6224 Sugarloaf Parkway, Suite 200**	
Nashville, TN 37206	**Duluth, GA 30097**	
		FILE #: ST10369

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 ACKNOWLEDGE, WE,

Masonhope Company, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amos Jacob Heller and Kara J H Heller, husband and wife

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. 3 OF BLOCK EON THE MAP OF E.T. BROWN'S EASTWOOD ADDITION, AS OF RECORD IN BOOK 332, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONT 50 FEET ON THE SOUTH SIDE OF CHICAMAUGA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MASONHOPE COMPANY, LLC BY WARRANTY DEED FROM JAMES B. SWEARINGEN AND MARTHA J. SWEARINGEN DATED 05/20/11 AND RECORDED ON 05/31/11 IN INSTRUMENT NO. 20110531-0041337, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JAMES B. SWEARINGEN AND MARTHA J. SEARINGEN BY ORDER OF DEFAULT AND QUIETING TITLE FROM HARRY LEE SHEARER, KATHY L. SHEARER AND MARGARET J. SHEARER DATED 01/06/10 AND RECORDED ON 04/06/11 IN INSTRUMENT NO. 20110406-0026622, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 332, Page 63, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 1004 Chicamauga Ave, Nashville, TN 37206.

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 in 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 my/our hand(s) this 2nd day of December, 2011.

Jonathan D Jones, President

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jonathan D Jones, with whom I am personally acquainted (or proved to me the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of , the within named bargainor, a limited liability company, and that such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President (or other authorize officer).

Witness my hand, at office, this 2nd day of December, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013