BILL GARRETT, Davidson County
Trans:T20110082787 DEEDWARR
Recvd: 12/30/11 11:39 2 pgs
Fees:13.00 Taxes:802.90
20111230-0102210

TAMMY MORRIS
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
|$217,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 28 DAY OF December, 2011.
|NOTARY PUBLIC
|MY COMMISSION EXPIRES: 4-23-14
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Anne McGee 6513 Lampe Court Hermitage, TN 37076	New Owner	Map 098050B02100CO Parcel

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 acknowledged, we,

Andrew S. Heins and wife, Kayla D. Heins

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sarah Anne McGee, 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:

Being all of Lot No. 21, Final Plat of Baypointe Subdivision, Phase 1, according to the Plat thereof, recorded in Instrument No. 20000523-0051440 and as revised in the First Revision, Final Plat of Baypointe Subdivision, Phase 1, rerecorded in Instrument No. 20000621-0061773, of the Register's Office of Davidson County, Tennessee, to which plat references are hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Andrew S. Heins and wife, Kayla D. Heins by Deed from Lisa Moore Frizzell now known as Lisa Danette Keyser and husband, John E. Keyser dated December 14, 2006 of record in Instrument Number 20061215-0154883, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20000523-0051440 and revised in Instrument No. 20000621-0061773, Register's Office for Davidson County, Tennessee.
2) Property is subject to Baypointe Subidivision, Phase 1, a Planned Unit Development, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20000510-0047337, Instrument No. 20000720-0071748, Register's Office for Davidson County, Tennessee.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **6513 Lampe Court, Hermitage, TN 37076**
(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 hand(s) this 28th day of December, 2011.

Andrew S. Heins

Kayla D. Heins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Andrew S. Heins and wife, Kayla D. Heins, with whom I am personally acquainted, (or who 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, at office, this 28th day of December, 2011.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076