THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, T

BILL GARRETT, Davidson County
Trans:T20120025518 DEEDWARR
Recvd: 04/09/12 11:22 2 pgs
Fees:13.00 Taxes:896.88
20120409-0029893

CRT File N

BOX 50-

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

R. L. MOORE
NOTARY PUBLIC AT LARGE
TN
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $242,400.00.

Affiant

Subscribed and sworn to before me, this5th day of April, 2012.

Notary Public
My Commission Expires: May 8, 2012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric A. Heidt and April R. Heidt 1114 Forrest Avenue Nashville TN 37206	~~New Owner~~ WELLS FARGO HOME MTG P.O.BOX 11701 NEWARK, NJ 07101-4701	Tax Parcel ID No. 83-9-119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary J. Barker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric A. Heidt and wife, April R. Heidt** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of the Bransford-McWhirter Subdivision of the Allison Place of record in Book 161, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50.0 feet on the Southerly side of Forrest Avenue and runs back between parallel lines measuring 160.0 feet to a dead line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Zachary J. Barker, unmarried by Warranty Deed from Luther T. Beckett and wife, Catherine L. Beckett, recorded on the 17th day of January, 2008 in Instrument No. 20080117-0005165, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE BRANSFORD-MCWHIRTER SUBDIVISION OF THE ALLISON PLACE, as recorded in Plat Book 161, Page(s) 109.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050310-0026488 (Five Points Redevelopment Project Area).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1114 Forrest Avenue Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2012.

Zachary J. Barker by Josh Anderson his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Zachary J. Barker,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of April, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014