WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049854 DEEDWARR
Recvd: 07/06/12 10:13 2 pgs
Fees:13.00 Taxes:999.00

20120706-0059495

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Affiant

Subscribed and sworn to me on June 29, 2012.

NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 #
Kathleen A. Ervin 4415 Scenic Drive Nashville, TN 37204	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78230	131-12-0-029.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Steven Heflin and wife, Patricia M. Heflin, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kathleen A. Ervin, unmarried, hereinafter called **"GRANTEE,"** her 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 described according to a survey made by Hickerson Miller dated March 14, 1959 for Houston Ezell, more particularly described as follows:
>
> Beginning on the westerly margin of Scenic Drive at the northwest corner of the property conveyed to Robert E. Wallace and wife, by Deed from H.H. Shoulders and wife, of record in Book 2015, Page 489, Register's Office for Davidson County, Tennessee, thence N 86 deg. 10' W, a distance of 180.00 feet to a concrete monument; thence N 1 deg. 5' E, a distance of 180.00 feet to a concrete monument; thence N 1 deg. 5' E, a distance of 126.8 feet to an iron pin; thence S 84 deg. 15' E, a distance of 216.00 feet to an iron pin in the westerly margin of Scenic Drive; thence along the westerly margin of Scenic Drive S 19 deg. 15' W, a distance of 119.6 feet to the point of beginning.
>
> Being the same property conveyed from Steve Mandile to John Steven Heflin and wife, Patricia M. Heflin by deed, of record as Instrument No. 20080929-0098858, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is 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.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 June 30, 2012.

JAMES WESTON HEFLIN
ATTORNEY IN FACT FOR JOHN STEVEN HEFLIN

John Steven Heflin by James Weston Heflin,
attorney in fact

JAMES WESTON HEFLIN
ATTORNEY IN FACT FOR PATRICIA M. HEFLIN

Patricia M. Heflin by James Weston Heflin,
attorney in fact

JAMES WESTON HEFLIN
ATTORNEY IN FACT FOR JOHN STEVEN HEFLIN

State of Tennessee)

County of Davidson)

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, James Weston Heflin, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), 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 John Steven and Patricia M. Heflin or a constituent of John Steven and Patricia M. Heflin and is authorized by John Steven and Patricia M. Heflin or by their constituents, the constituents being authorized by John Steven and Patricia M. Heflin, to execute this instrument on behalf of John Steven and Patricia M. Heflin.

Witness my hand, at office, this 29th day of June, 2012.

JCobb Rochford
Notary Public

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON