G#24149-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120064282 DEEDWARR
Recvd: 08/28/12 10:42 3 pgs
Fees:18.00 Taxes:724.28
20120828-0077432

State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater, for this transfer is **$195,750.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2012.

Notary Public

My commission expires: 10-01-14
(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cecil A. Barnes	Mary O'Neal	**075110A12700CO**
4285 Rachel Donelson Pass	5550 Heritage Oaks Dr.	
Hermitage, TN 37076	Pensacola, FL 32526	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ronnie Heath a/k/a Rolando William Heath, Jackie Heath, Shelley Heath, Shannon Wright, and Stephen Kinney, as Devisees under the Last Will and Testament of Arthur William Heath

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

Cecil A. Barnes, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 107 on the Plan of Heritage Meadows, Phase Four-B, a Planned Unit Development, as of record in Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Arthur W. Heath and wife, Sandra R. Daigneau-Heath, by Warranty Deed dated May 27, 2004, from Frank Batson Homes, Inc., of record in Instrument No. 20040602-0064577, Register's Office for Davidson County, Tennessee. The said Sandra R. Daigneau-Heath having predeceased Arthur W. Heath. The said Arthur W. Heath having died May 14, 2012, leaving a Last Will and Testament dated November 22, 2004, which was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Case No. 12P-895 (the "Will"). Pursuant to the provisions of the said Will, the interest in said property was devised to Ronnie Heath, Jackie Heath and Shelley Heath, a one-half interest to be divided equally, and to Shannon Wright and Stephen Kinney, a one-half interest to be divided equally.

THIS instrument is being executed on behalf of Ronnie Heath a/k/a Rolando William Heath, pursuant to a Power of Attorney executed by him on the 24th day of July, 2012, of record in Instrument No. 20120828007728 **, Register's Office for Davidson County, Tennessee.**

THIS instrument is being executed on behalf of Jackie Heath, pursuant to a Power of Attorney executed by her on the 25th day of July, 2012, of record in Instrument No. 20120828007729 **Register's Office for Davidson County, Tennessee.**

THIS instrument is being executed on behalf of Shelley Heath, pursuant to a Power of Attorney executed by him on the 23rd day of July, 2012, of record in Instrument No. 20120828007730 **Register's Office for Davidson County, Tennessee.**

THIS instrument is being executed on behalf of Stephen Kinney, pursuant to a Power of Attorney executed by him on the 23rd day of July, 2012, of record in Instrument No. 20120828007743, Register's Office for Davidson County, Tennessee.

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

1) **All matters shown on the Plan of record in Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee;**

2) **Declaration of Covenants, Conditions and Restrictions of Heritage Meadows, of record in Book 10337, Page 102, and Annexation of Phase Four-B of record in Instrument No. 20040419-0044083, Register's Office for Davidson County, Tennessee;**

3) **By-Laws of Heritage Meadows Homeowners' Association, Inc., of record in Book 10337, Page 123, Register's Office for Davidson County, Tennessee;**

4) **Charter of Heritage Meadows Property Owners' Association, Inc., of record in Book 11114, Page 771, Register's Office for Davidson County, Tennessee;**

5) **All matters shown on the Boundary Plat of record in Book 9700, Page 88, said Register's Office;**

6) **Easement to First Suburban Water Utility District of record in Book 6838, Page 485, said Register's Office;**

7) **Storm Water Detention Agreement of record in Instrument No. 20031106-0163196, said Register's Office;**

8) **Conveyance of Open Space to Heritage Meadows Homeowners' Association, Inc., of record in Instrument No. 20090115-0003847, said Register's Office; and**

9) **Taxes for the current year which have been prorated and assumed by the Grantee herein.**

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This is improved property, known as: **4285 Rachel Donelson Pass, Hermitage, TN 37076**.

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 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 my/our hand(s) this **31st** day of **July, 2012.**

Ronnie Heath by Shannon Wright attorney in fact
Ronnie Heath a/k/a Rolando William Heath
By: Shannon Wright, Attorney-In-Fact

Jackie Heath by Shannon Wright attorney in fact
Jackie Heath
By: Shannon Wright, Attorney-In-Fact

Shelley Heath by Shannon Wright attorney in fact
Shelley Heath By: Shannon Wright, Attorney-In-Fact

Shannon Wright
Shannon Wright

Stephen Kinney by Shannon Wright attorney in fact
Stephen Kinney By: Shannon Wright, 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 aforesaid, the within named **Shannon Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Ronnie Heath a/k/a Rolando William Heath,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ronnie Heath a/k/a Rolando William Heath** for the purpose therein contained, by signing the name of **Ronnie Heath a/k/a Rolando William Heath** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Shannon Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Jackie Heath, Shelley Heath, and Stephen Kinney,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jackie Heath, Shelley Heath, and Stephen Kinney** for the purpose therein contained, by signing the name of **Jackie Heath, Shelley Heath, and Stephen Kinney** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shannon Wright,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY