WARRANTY DEED

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Debra K. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 10/19/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra K. Taylor	SAME	147-03-0B-088.00-CO
(NAME)	(NAME)	
370 Wallace Road, Condominium C-11		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-4887		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dorothy Burrell Heichel, Unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Debra K. Taylor, a Single Woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit C-11 on the Plan of Southern Hills Condominiums, According to the Master Deed of Record in Book 6594, Page 502 and as amended in Book 7044, Page 209, Register's Office of Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Dorothy Burrell, unmarried by Deed from Tequita T. Sherrell, unmarried, dated 07/28/2006 and filed for record on 08/04/2006 in Instrument Number 20060804-0095808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 6594, Page 502, Book 7044, Page 209 and Book 6695, page 22, Register's Office for Davidson County, Tennessee.

This property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable

BILL GARRETT, Davidson County
Trans: T20120069706 DEEDWARR
Recvd: 09/17/12 11:15 2 pgs
Fees: 13.00 Taxes: 111.00
20120917-0084143

, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 370 Wallace Road, Condominium C-11, Nashville, TN 37211-4887
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 12 day of Sept, 2012

Dorothy Burrell Heichel
Dorothy Burrell Heichel

ASHLEE SEGURA · NOTARY PUBLIC
COUNTY OF LARAMIE
STATE OF WYOMING
MY COMMISSION EXPIRES AUG. 4, 2014

State of Wyoming
County of Laramie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Burrell Heichel**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12 day of Sept, 2012

Notary Public
My Commission Expires: Aug 4, 2014

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167

ASHLEE SEGURA · NOTARY PUBLIC
COUNTY OF LARAMIE
STATE OF WYOMING
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