NEW OWNER:

Callie Heatherly
4736 Kalamath Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
Sumner Bank & Trust
780 Browns Lane
Gallatin, Tennessee 37066

Map 064
Group 12-0
Parcel 053.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0069

BILL GARRETT, Davidson County
Trans: T20130019570 DEEDWARR
Recvd: 03/11/13 11:40 2 pgs
Fees: 13.00 Taxes: 428.09
20130311-0023890

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand Seven Hundred and 00/100 Dollars ($115,700.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSH D. BRAWNER and wife, LAURA L. BRAWNER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CALLIE HEATHERLY, a single woman,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 351 on the Plan of Sherwood Forest, Section 4, as of record in Plat Book 4460, Pages 182 and 183, Register's Office for said County, to which Plat reference is made for a more complete description.

Being the same property conveyed to Josh D. Brawner and wife, Laura L. Brawner by Warranty Deed from Barrett Battle, unmarried, dated August 22, 2005 and of record in Instrument No. 20050825-0101673, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4736 Kalamath Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of February, 2013.

JOSH D. BRAWNER

LAURA L. BRAWNER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOSH D. BRAWNER AND LAURA L. BRAWNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 26th day of February, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$115,700.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of February, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY