(1)

# WARRANTY DEED

Mail To:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $620,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MARCH, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5158 HEINS JV

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Stephen Heins and Beth Heins | Same | 157-08-0-A 040.00 CO |
| 108 Middleton Circle | | |
| Nashville, TN 37215 | | |

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

**DRUSCILLA FRENCH CUMBIE AND LISA FRENCH, CO-TRUSTEES OF THE RESIDUARY TRUST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF JEAN B. FRENCH, DATED SEPTEMBER 6, 1991.**

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

ELIZABETH B. HEINS AND STEPHEN J. HEINS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is imrpoved property known as 108 Middleton Circle, Nashville, TN 37215

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 our hand on the 20th day of March, 2013.

Druscilla French Cumbie and Lisa French, Co-Trustees of the Residuary Trust established under the last will and testament of Jean B. French, Dated September 6, 1991.

Druscilla French Cumbie, Co-Trustee

Lisa French, Co-Trustee

Druscilla French Cumbie, Executer of the Estate
Of Jean B. French

*Additional notary acknowledgment on Exhibit A*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Druscilla French Cumbie and Lisa French , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Co-trustees the the Residuary Trust Established under the Last Will and Testament of Jean B. French, Dated September 6, 1991., the within named barganor, a trust, and that , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14 day of March, 2013.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20130028352 DEEDWARR
Recvd: 04/08/13 13:00 2 pgs
Fees:13.00 Taxes:2294.00

20130408-0034449

***Grantees AKA:***
*Stephen Heins being one and the same as Stephen J. Heins*
*Beth Heins being one and the same as Elizabeth B. Heins*

13-P5158 HEINS JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 40, 3RD REVISION MIDDLETON, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 6900, Page 900, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Thomas M. French, Jr. to Jean B. French as recorded on the 14th day of December, 2001 in Instrument No. 20011214-0138648 and Warranty Deed from Julia Ann Ison, as Trustee for Jennifer Ison to Thomas M. French, Jr. and wife, Jean B. French as recorded on the 3rd day of February, 1997 in Deed Book 10338, Page 349, in the Register's Office of Davidson County, Tennessee.

*Thomas M French Jr. predeceased Jean B. French. Jean B. French died on November 27, 2012. The will of Jean B. French as probated in Docket # 12P80 in the Seventh Circuit Court of Davidson County, Tennessee, named Druscilla French Cumbie as Executer and Druscilla French Cumbie and Lisa French as Co-Trustees of the residuary trust established under the will of Jean B. French.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3RD REVISION MIDDLETON, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6900, Page(s) 900, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6522, Page 212, Book 7119, Page 345, Book 9816, Page 844 and Book 10714, Page 744 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded at Instrument No. 20010327-0028930.

f. Easement for Sanitary Sewer, recorded in Book 8377, Page 812.

g. Easement for Sanitary Sewer, recorded in Book 8377, Page 816.

h. Easement for Water Main, recorded in Book 8377, Page 774.

i. Storm Water Detention Agreement recorded in Book 6505, Page 881.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Druscilla French Cumbie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Executer of the the Estate of Jean B. French, Dated September 6, 1991., the within named barganor, a trust, and that , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of March, 2013.

Notary Public_____

My Commission Expires:_____

