WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS ~~TRANSFER~~ IS $ 87,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4-12-13

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-K5240 HEARD CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Donna Heard	Wells Fargo Bank	054-13-0-055.00
111 Legion Drive	101 North Phillips Avenue	
Old Hickory, TN 37138	Sioux Falls.SD 57104	

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,

LISA SIEBEL. SOLE HEIR AND THE EXECUTRIX OF THE ESTATE OF MARY L MORGAN

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

DONNA HEARD UNMARRIED

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 improved property known as 111 Legion Drive, Old Hickory, TN 37138

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 on the .

Lisa Siebel. Sole heir and The Executrix of the Estate of Mary L Morgan

BILL GARRETT, Davidson County
Trans:T20130031777 DEEDWARR
Recvd: 04/18/13 09:42 2 pgs
Fees:13.00 Taxes:321.90
20130418-0038519

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LISA SIEBEL. SOLE HEIR AND THE EXECUTRIX OF THE ESTATE OF MARY L MORGAN , the bargainor(s), 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 Franklin, Tennessee, this .

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, BERYL H. ELROD PROPERTY, as shown on plat of record in Instrument No. 20070809-0095332, 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 devised to Lisa Siebel by Last Will and Testament of Mary Linda Morgan, of record in Case No. 12P 1307, Seventh Circuit Court, Probate Division, Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Beryl H. Elrod, a widow to Mary Linda Morgan, subject to life estate to Beryl H. Elrod as recorded on the 16th day of June, 2003 in Instrument No. 20030616-0082305; Beryl H. Elrod having since died. Quitclaim Deed from J. K. Woodard, Trustee to John M. Elrod and wife, Beryl H. Elrod as recorded on the 10th day of March, 1980 in Deed Book 5576, Page 827; Divorce Decree as recorded in Deed Book 2150, Page 451; Deed from Henry S. Sadler and Maude F. Sadler, his wife to John M. Elrod and Sue T. Elrod as recorded on the 12th day of June, 1939 in Deed Book 1110, Page 216 and Warranty Deed from Henry S. Sadler and wife, Maude F. Sadler to John M. Elrod, (unmarried) as recorded on the 8th day of September, 1980 in Deed Book 5648, Page 33, in the Register's Office of Davidson County, Tennessee.

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 BERYL H. ELROD PROPERTY, as recorded in Instrument No. 20070809-0095332, 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, restrictions, easements or servitudes, if any, appearing in the public records, 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).