This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P13-0216-D

BILL GARRETT, Davidson County
Trans:T20130043824 DEEDWARR
Recvd: 05/24/13 13:45 2 pgs
Fees:13.00 Taxes:456.95
20130524-0052984

WARRANTY DEED

Address of New Owners:
Mr. Travis Gay
121 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Nicholas H. Heffington, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Travis Gay

hereinafter called the Grantees, their 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 Unit Number 121, together with appurtenant interest in the common elements of the Westfield Condominium (formerly the Hamlet Condominiums), a horizontal property regime established by Master Deed of record in Book 6678, Page 771 and amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; Book 7271, Page 256; and Book 9608, Page 719, in the Register's Office of Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of the Hamlet of record in Plat Book 6250, Page 748, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nicholas H. Heffington, a single person by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated March 26, 2009 and of record in Instrument No. 20090423-0036866, in the Register's Office of Davidson County, Tennessee.

Subject to Charter of The Hamlet Condominiums Homeowner's Association Name changed to The Westfield Condominiums Homeowner's Association of record in Book 6746, Page 677, in the Register's Office of Davidson County, Tennessee.

Subject to Grant of Easement for sewer line to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 6551, Page 981, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions as set forth in Deed of record in Book 6551, Page 988, in the Register's Office of Davidson County, Tennessee.

Subject to an easement and right-of-way of record in Book 4851, Page 918, in the Register's Office of Davidson County, Tennessee.

Subject to an Agreement of Dedication of Public Utilities Easement for Harpeth Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 7803, Page 694, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on a plat of record in Plat Book 6250, Page 748, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions and reservations of record in Book 6678, Page 771, and Amended in Book 6736, Page 110, Amended in Book 6801, Page 962, Amended in Book 6831, Page 982, Amended in Book 7271, Page 256, and Amended in Book 9608, Page 719, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 121 Westfield Drive, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2013 Davidson County Taxes which have been prorated and assumed by Grantee;

Brittany Heffington, wife of Nicholas H. Heffington, joins in this conveyance to quitclaim any and all right, title and interest she may have in and to the above described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with 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 our hand(s) this the 21st day of May, 2013.

Nicholas H. Heffington

Brittany Heffington

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas H. Heffington and Brittany Heffington, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2013.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-03-2014

My Commission Expires: 3/3/2014

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $123,500.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2013.

Notary Public

My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Parcel ID: 128 13 OA 121.00