Return To.

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13040019

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF May 2013.

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC

My Commission expires:

Address of New Owner
Ryan Richard Vrabic and Lindsay Woodward Vrabic, husband and wife, and Marvin Woodard
1457 Woodfield Drive
Nashville, TN 37211

Send Tax Bills To:
First State Bank
7114 Hwy 70 S.
Ste. 105
Nashville, TN 37221

Tax Information:
172-12-0A-115

BILL GARRETT, Davidson County
Trans:T20130049938 DEEDWARR
Recvd: 06/13/13 14:37 2 pgs
Fees:13.00 Taxes:777.00

20130613-0060632

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joel N. Hepler and Robyn M. Hepler, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Ryan Richard Vrabic and Lindsay Woodward Vrabic, husband and wife, and Marvin Woodward,** hereinafter called the **Grantees**, their heirs and assigns, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the three shall acquire the entire fee:

Land in Davidson County, Tennessee, being Lot 354, as shown on the Plan of Bradford Hills Section Eight, of record as Book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel N. Hepler and wife, Robyn M. Hepler by Deed from Karen D. Perry, unmarried and Randall B. Perry dated 04/30/99 and recorded on 05/03/99 in Book 11458, Page 786, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
1457 Woodfield Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2013 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 7900, Page 6 and Book 7900 , Page 387 and 388, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Book 8069, Page 170 and Book 8634, Page 799 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. By-laws of record at Book 8071, Page 531 , Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exactd erms, details and requirements thereof.
5. Stormwater Detention Agreement of record at Book 4897, Page 458, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their heirs and assigns, forever. We do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Joel N. Hepler and Robyn M. Hepler** has/have caused this instrument to be executed, this the 4th day of June, 2013.

Joel N. Hepler

Robyn M. Hepler

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joel N. Hepler and Robyn M. Hepler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 4 day of June, 2013.

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS BOMER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY