#7036

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133179

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2013.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Head and Nancy G. Head 1237 Andrew Donelson Drive Hermitage, TN 37076	Suntrust Mortgage Corp. 9311 San Pedro #100 San Antonio TX 78216	075110A04100

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety One Thousand and 00/100 Dollars ($191,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **WILLIAM A. VERNICH AND WIFE, CAROLYN A. VERNICH**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **RONALD E. HEAD AND NANCY G. HEAD**, hereinafter called the Grantees, their heirs a.k.a. Nancy Gayle Head, husband and wife, and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot #52 on the plan of Heritage Meadows, Phase Two, as shown by plat of record in Plat Book 9700, Page 525, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William A. Vernich and wife, Carolyn A. Vernich, by Warranty Deed from Nicole Pianalto, single, dated 5/12/2006, recorded 5/16/2006, of record in Instrument# 20060516-0057137, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1237 Andrew Donelson Drive, Hermitage, TN, 37076.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

BILL GARRETT, Davidson County
Trans:T20130053142 DEEDWARR
Recvd: 06/24/13 10:25 2 pgs
Fees:13.00 Taxes:706.70
20130624-0064355

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20 day of June, 2013.

William A. Vernich
WILLIAM A. VERNICH

Carolyn A. Vernich
CAROLYN A. VERNICH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, William Vernich and Carolyn Vernich, 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.

WITNESS my hand and seal, this the 20 day of June, 2013.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014