WARRANTY DEED

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 107
Mt. Juliet, TN 37122
File # 01055-15110

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/3/16

(AFFIX SEAL)

KAITLIN CROSS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Wayne Littrell	Magna Bank	053-16-0-156.00
(NAME) 213 Pitts Avenue	(NAME) 6525 Quail Hollow Rd Suite 300	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Justin P. Heap and Trisha C. Heap, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Adam Wayne Littrell, a single man and Laci Marie Dyke, a ~~xxxxx~~ single woman, 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 Lot 6, JACKSON'S LANDING ESTATES, as shown on plat of record in Plat Book 7900, Page 679, 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 to Justin P. Heap and Trisha C. Heap, husband and wife by Warranty Deed from Lewis C. Escasga and Mary E. Escasga, husband and wife, recorded on the 6th day of July, 2005 in Instrument No. 20050706-0077695, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ☐

This is improved ☑ property, known as 213 Pitts Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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.

BILL GARRETT, Davidson County
Trans:T20130056817 DEEDWARR
Recvd: 07/03/13 12:44 2 pgs
Fees:13.00 Taxes:469.90
20130703-0069039

Witness our hands this 28th day of June, 2013.

Justin P. Heap

Trisha C. Heap

STATE OF MICHIGAN

COUNTY OF

On this 28th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin P. Heap and Trisha C. Heap**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office ~~this day~~ and year above written.

Notary Public,

My Commission Expires:

SHEILA STANFIELD
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Aug 18, 2014
ACTING IN COUNTY OF Kent