Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Andrea L. Christian Heinecke, and husband, Matt Heinecke, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Rainey Hillyer, , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the Northerly parts of Lots No. 1 & 2 on Block 14 on the Plan of College Park of record in Plat Book 843, Page 29, 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 Andrea L. Christian by deed from Malinda E. Woosley and Aaron Woosley dated August 27, 2007, of record as Instrument No.20070828-0103013 Register's Office for Davidson County, Tennessee. Andrea L. Christian is now married to Matt Heinecke and known as Andrea L. Christian Heinecke. Matt Heinecke joins in this conveyance to convey any and all marital interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1005 Maplehurst Avenue, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of July, 2013.

Andrea L. Christian Heinecke

Matt Heinecke

BILL GARRETT, Davidson County
Trans:T20130057536 DEEDWARR
Recvd: 07/05/13 14:46 2 pgs
Fees:13.00 Taxes:847.30
20130705-0069933

State of California
County of San Diego)

On this 1st day of July, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrea L. Christian Heinecke and Matt Heinecke, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Feb 13, 2014

HUONG HUU NGUYEN
Commission No. 1880056
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires February 13, 2014

State of ~~Tennessee~~ California)
County of ~~Davidson~~ San Diego)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 229,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of July, 2013.

Notary Public

My Commission Expires: Feb 13, 2014

HUONG HUU NGUYEN
Commission No. 1880056
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires February 13, 2014

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Rainey Hillyer 1005 Maplehurst Avenue Nashville, TN 37204	New Owner	132-1-7