BILL GARRETT, Davidson County
Trans:T20130062904 DEEDWARR
Recvd: 07/24/13 09:56 2 pgs
Fees:13.00 Taxes:462.50
20130724-0076364

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$125,000.00~~.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heithcock Construction, LLC	**New Owner**	**092-13-0-363.00**
1210 Longstreet Circle		
Brentwood, TN 37027		

FOR AND IN 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, WE,

KATY SOUTHERS ZUCCARELLO, UNMARRIED, AND BRENDA JOYCE CLARK, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HEITHCOCK CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

Tract I

Land in Davidson County. Tennessee, being the westerly 35 feet of Lot No. 98 on the Plan of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee. described as follows:

Said part of Lot No. 98 fronts 35 feet on the northerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Tract II

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 99 on the plan of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 99 fronts 15 feet on the northerly side of Nevada Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to KATY SOUTHERS ZUCCARELLO AND BRENDA JOYCE CLARK, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by Deed from HOYT BELL FAMILY LIMITED PARTNERSHIP, of record in Instrument No. 20100211-0010791 and corrected by Scrivener's Affidavit of record in Instrument No. 20100226-0014876, dated February 10, 2010, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **3304 Nevada Avenue, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 22nd day of July, 2013.

Katy Southers Zuccarello

Brenda Joyce Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Katy Southers Zuccarello and Brenda Joyce Clark**, the bargainor(s) 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, at office, this **22nd** day of **July, 2013.**

Notary Public

My Commission Expires: 11-28-16

