WARRANTY DEED

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **1st** day of **August, 2013**

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick O. Bell	Peoples Home Equity Inc	041-03-0A-088.00-CO
(NAME)	(NAME)	
1441 Goodnight Court	5205 Maryland Way ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Nicholas Heitmeyer, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frederick O. Bell, unmarried**, 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 26, as shown on the map entitled the Plan of the Final Plat, Section Two, Vantage Point (formerly North Forty), of record in Instrument No. 20060406-0040015, 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 Nicholas S. Heitmeyer by Special Warranty Deed from LPP Mortgage, LTD. by The duly authorized Attorney-in-fact Kent Twitchell, Senior Vice President of CLMG Corp.; by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20111227-0100882, in Register's Office of Davidson County, Tennessee, and filed of record on 08/01/2012 in Instrument Number 20120801-0067967, said Register's Office.

Bailey Heitmeyer is signing this Deed to relinquish any marital rights she may have to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1441 Goodnight Court, Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20130068197 DEEDWARR
Recvd: 08/08/13 12:28 2 pgs
Fees:13.00 Taxes:621.60

20130808-0083318

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, has 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.

Witness our hands this **1st** day of **August, 2013**

N Heitmeyer 8/1/13
Nicholas S. Heitmeyer

Bailey Heitmeyer 8/1/13
Bailey Heitmeyer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary for the state and county aforesaid, personally appeared **Nicholas S. Heitmeyer**, ** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and who acknowledge the execution of the same to be their free act and deed.

** Bailey Heitmeyer

Witness my hand and official seal, this **1st** day of **August, 2013**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY