Record first

Return to:
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 13-047428

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 11912004700
(Name) William Heilman and Barbara Heilman	(Name) William Heilman and Barbara Heilman	
(Address) 726 Drummond Drive,	(Address) 726 Drummond Drive,	
(City) (State) (Zip) Nashville, TN 37211	(City) (State) (Zip) Nashville, TN 37211	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., a N.A., ("Grantor"), in favor of William Heilman and Barbara Heilman, ("Grantee").

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand Eight Hundred Dollars and No Cents($112,800.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever 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 HAND this 2 day of July, 2013.

Wells Fargo Bank, N.A., successor by merger to Wachovia ~~Bank, N.A.~~

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Ball 7/2/2013

Name: ~~Amber Ball~~

Title: Vice President

BILL GARRETT, Davidson County
Trans:T20130072704 DEEDWARRSP
Recvd: 08/22/13 13:18 5 pgs
Fees:28.00 Taxes:417.36
20130822-0088699

DBI/67069091.2

State of _____

County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____, who acknowledged to me that she/he is _____ of JPMorgan Chase Bank, National Association, as attorney-in-fact for Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., and that in its capacity as attorney-in-fact for Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 20____.

SEE ATTACHMENT

Notary Public

My Commission Expires: _____

OB

State of TN

County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $112,800.00

Affiant

Subscribed and sworn to before me this August 20, 2013

Notary Public

My Commission Expires: My Commission Expires: September 21, 2015

CHRISTINA BOATWRIGHT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Property Address: 726 Drummond Drive, Nashville, TN 37211

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

CIVIL PRACTICE & REMEDIES CODE § 121.007

State of Texas }
County of Clinton }

Before me, Anetrice N. Wilson,
Name and Character of Notarizing Officer, e.g., "John Smith, Notary Public"

on this day personally appeared Amber Ball,
Name of Signer

☑ known to me

☐ proved to me on the oath of

Name of Credible Witness

☐ proved to me through

Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2 day of May, A.D. 2013.
Day Month Year

Signature of Notarizing Officer

ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Item #5243

Legal Description

EXHIBIT "A"

08

Described property located in Davidson County, Tennessee, to wit:

Being Lot Number 37 on the Plan of Battlewood, Section One, as of record in Plan Book 1835, page 31, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050711-0079957, in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130219-0016076, in said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

OB

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.