WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,600.00

Linda Goldberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

G-VRES-13-8012

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Linda Goldberg	First Bank	
(NAME)	(NAME)	
8012 Maggie Court	50 Franklin Street	**182060A14400CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **AARON HEIDEBREICHT AND HEATHER HEIDEBREICHT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LINDA GOLDBERG AND BRIAN S. GOLDBERG, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 141, OLD HICKORY HILLS, PHASE TWO, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040122-0008453, 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 BY WARRANTY DEED FROM RANDALL P. DUFRESNE AND WIFE, MACY DUFRESNE TO AARON HEIDEBREICHT AND WIFE, HEATHER HEIDEBREICHT AS RECORDED ON THE 2ND DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110802-0059294 AND WARRANTY DEED FROM GREENVALE CONSTRUCTION, LLC TO RANDALL P. DUFRESNE AS RECORDED ON THE 23RD DAY OF JULY, 2004 IN INSTRUMENT NO. 20040723-0088490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBERS 20040122-0008453, 20020116-0006750, 20020123-0009417, 20081219-0121385, 20020123-0009339, 20010306-0021333, AND 20030226-0025749, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20130084886 DEEDWARR
Recvd: 10/01/13 16:07 2 pgs
Fees:13.00 Taxes:538.72

20131001-0103140

This is
( ) unimproved
(X) improved
property known as **8012 Maggie Court Antioch, Tennessee 37013**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of September, 2013.

Aaron Heidebreicht by John Gleaves, Attorney In Fact

Heather Heidebreicht by John Gleaves, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of September, 2013, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aaron Heidebreicht and Heather Heidebreicht and who acknowledged he/she/they executed the same as the free act and deed of the said Aaron Heidebreicht and Heather Heidebreicht.

Witness my hand and official seal, this the 30th day of September, 2013.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212