WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/13 11:04 3 pgs
Fees:18.00 Taxes:2701.00
20131016-0108012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$730,000.00**

Donna Vandermeer
Affiant

Subscribed and sworn to before me, this 10th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES 3/7/17
(AFFIX SEAL)

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph G. Taylor	Roundpoint Mortgage Company	116-08-0A
(NAME)	(NAME)	(MAP)
6 Valley Forge	5032 Parkway Plaza Blvd., Suite 100	006.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jack M. Heath and wife, Tonna T. Heath**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph G. Taylor and Barry E. Baird, as tenants in common with full rights of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Sugartree, Phase 1 of record in Plat Book 4675 Page 141, as amended in Book 4869 Page 686, Book 5169 Page 426, Book 5191 Page 412, Book 5222 Page 468 and Book 5238 Page 93, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack M. Heath and Tonna T. Heath, husband and wife by Deed from Michael R. Waterman and wife, Mary Anne Waterman, of record at Instrument No. 20130318-0026237, Register's Office for Davidson County, Tennessee, dated March 8, 2013 and recorded on March 18, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6 Valley Forge, Nashville, Tennessee 37205

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, 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 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 10th day of October, 2013.

Jack M. Heath by Tonna T. Heath Attorney in Fact — Tonna T. Heath

Jack M. Heath
by Tonna T. Heath, Attorney in Fact

Tonna T. Heath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tonna T. Heath with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of October, 2013.

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/20/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tonna T. Heath, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jack M. Heath and that she is authorized by Jack M. Heath to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 10th day of October, 2013.

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 9/20/17

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016