6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103714 DEEDWARR
Recvd: 12/11/13 13:39 2 pgs
Fees:13.00 Taxes:1664.79
20131211-0125615

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,944.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward G. Heeran and wife, Melanie Heeran	Regions Bank d/b/a Regions Mortgage	172-05-0A-042.00 CO
(NAME)	(NAME)	
337 Red Feather Lane	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Gilbert N. Abernathy and wife, Patsy B. Abernathy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward G. Heeran and wife, Melanie Heeran, 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 No. 42 on the Final Plat, Phase Four, Oakmont Subdivision, of record in Plat Book 9700, Page 882, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gilbert N. Abernathy and wife, Patsy B. Abernathy, by deed of record in Instrument Number 200001190006268 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Phase Four, Oakmont Subdivision of record in Plat Book 9700, Page 882Register's Office for Davidson County, Tennessee. Subject to all existing easements and all matters shown on plat of record in Plat Book 9700, Page 882; all matters shown on Boundary Plat in Plat Book 7900, Page 479; Declaration of Covenants, Conditions and Restrictions of record in Book 8850, Page 631, as amended in Book 9453, Page 119, supplemented in Book 11484, Page 619 and further amended in Instrument No. 20050616-0069202; and Charter in Book 8868, Page 942, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 337 Red Feather Lane, Brentwood, TN 37027

(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 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 our hands this 5th day of December, 2013.

Gilbert N. Abernathy

Gilbert N. Abernathy

Patsy B. Abernathy

Patsy B. Abernathy

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 Gilbert N. Abernathy and Patsy B. Abernathy, 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 and official seal at Franklin, Tennessee this 5th day of December, 2013.

Commission expires: 7-30-17

KARIA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public