File Box 8

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $385,000.00.

Rachel Farr
Affiant

Subscribed and sworn before me this the 27th day of December, 2013.

Diane K. Mann
Notary Public
My commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher J. Thomas 1141 Streamdale Point E Antioch, TN 37013	Academy Mortgage Corp. 1220 East 7800 South Sandy, UT 84094	118-1-398

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT F. HEACOX, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER J. THOMAS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 5 on the Plat of Edgar C. Allen's Subdivision of Lot 7 of the W.W. Henry Tract, as shown on plat of record in Plat Book 974, page 28, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 54 feet on the westerly side of Vaulx Lane, formerly Kirkman Avenue, and runs back between lines, 111 feet on the northerly line and 124.5 feet more or less, on the southerly line, with the northerly line of Dan B. Yearwood Property, to a five foot ditch, measuring 56 feet, more or less thereon.

Being the same property conveyed to Robert F. Heacox, an unmarried man, by Warranty Deed from Chad Ernest Chapin, married, and wife, Teryn Chapin, dated April 20, 2010, of record in Instrument No. 20100428-0032221, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2405 Vaulx Lane, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of December, 2013.

Robert F. Heacox

BILL GARRETT, Davidson County
Trans:T20130107783 DEEDWARR
Recvd: 12/30/13 14:24 2 pgs
Fees:13.00 Taxes:1424.50
20131230-0130868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert F. Heacox, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2013.

My commission expires: 9/9/14

Notary Public

