WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013370 DEEDWARR
Recvd: 02/26/14 11:09 2 pgs
Fees:13.00 Taxes:1956.01
20140226-0016398

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of **February, 2014**

Notary Public

MY COMMISSION EXPIRES: 12-10-

(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwaine L. Anderson and Leilani S. Boulware	New Owner	144 00 0 021.01
(NAME)	(NAME)	
2051 Timberwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Timothy K. Heichel and Carolyn X. Heichel, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dwaine L. Anderson and Leilani S. Boulware, husband and wife**, 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. 15-A on the Plan of Forest Hills Community Subdivision, as of record in Book 3600, page 81, as amended in Book 3830, page 581, Register's Office for said County.

Said Lot No. 15-A fronts 200 feet on the southeasterly side of Timberwood Drive and extends back 440 feet on the southerly line and 432 feet on the northerly line to a dead line, measuring 200 feet thereon.

BEING the same property conveyed to Timothy K. Heichel and wife, Carolyn X. Heichel by Special Warranty Deed from Mary Jane M. Swaney, an unmarried person dated August 17, 2007, of record in Instrument No. 20070820-0099691, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved X property, known as 2051 Timberwood Drive, Nashville, TN 37215

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, has 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 **24th** day of **February, 2014**

Timothy K. Heichel

Timothy K. Heichel

Carolyn X. Heichel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Timothy K. Heichel and Carolyn X. Heichel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **February, 2014**

LAURIE M. HARRIS
Notary Public
TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Laurie M Harris

My commission expires: 12-10-16

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122