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

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $299,900.00.

Affiant

Subscribed and sworn before me this the 3rd day of April, 2014.

Notary Public
My commission expires: 12-27-15

Davidson County DEEDWARR
Recvd: 04/07/14 11:16 3 pgs
Fees:18.00 Taxes:1109.63
20140407-0028735

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael A. Heitzke	First Community Mortgage, Inc	072-04-0-090.00
1510 Norvel Ave	275 Robert Rose Drive.	
Nashville, TN 37216	Murfreesboro, TN 37129	

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, JBT, INC. AND BRIAN HIATT, INDIVIDUALLY AND JONATHAN BARKMAN, INDIVIDUALLY, AND TYLER HIATT, INDIVIDUALLY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL A. HEITZKE AND SARAH S. HEITZKE, HUSBAND AND WIFE, 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 Lot No. 7 of Block 'B' on the Plan of Inglewood Gold Club Subdivision, filed of record in Plat Book 843, page 65, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JBT Inc., a Florida Corporation, a corporation by deed from GuySkinny, LLC., a Corporation, dated November 19, 2010 of record in Instrument No. 20101209-0098115, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1510 Norvel Ave, Nashville, TN 37216.

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 3rd day of April, 2014.

Brian Hiatt, President

Brian Hiatt, Individually

Jonathan Barkman, Vice President

Jonathan Barkman, Individually

Tyler Hiatt, Treasurer/Secretary

Tyler Hiatt, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Hiatt, Jonathan Barkman and Tyler Hiatt, 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 3rd day of April, 2014.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BRIAN HIATT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the PRESIDENT of the within named bargainor, a CORPORATION, and that HIMSELF, as such PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the CORPORATION by the said BRIAN HIATT as such PRESIDENT.

Witness my hand and official seal this 3rd day of April, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JONATHAN BARKMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the VICE PRESIDENT of the within named bargainor, a CORPORATION, and that HIMSELF, as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the CORPORATION by the said JONATHAN BARKMAN as such VICE PRESIDENT.

Witness my hand and official seal this 3rd day of April, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared TYLER HIATT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the TREASURER/SECRETARY of the within named bargainor, a CORPORATION, and that HIMSELF, as such TREASURER/SECRETARY, executed the foregoing instrument for the purposes therein contained by signing the name of the CORPORATION by the said TYLER HIATT as such TREASURER/SECRETARY.

Witness my hand and official seal this 3rd day of April, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).