BILL GARRETT, Davidson County
Trans: T20140025668 DEEDWARR
Recvd: 04/16/14 11:20 2 pgs
Fees: 13.00 Taxes: 314.50
20140416-0031753

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14635

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Heithcock Construction LLC	New Owner	09209036800
1210 Longstreet Circle		
Brentwood, TN 37027		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Paul Alexander Wray (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Heithcock Construction LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson county, Tennessee, being Lot 22, Resubdivision of the Wilcox Property, as shown on plat of record in Plat Book 421, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Hosale and wife, Mattie Hosale by Deed from John C. Robeson and wife, Emma K. Robeson, recorded on the 1st day of August, 1914 in Deed Book 464, page 100, in the Register's Office of Davidson County, Tennessee. A Default Judgment Order was recorded on the 15th day April, 2014 in Instrument 20140415-0031362, in the Register's Office of Davidson County, Tennessee conveying subject real property to Paul Alexander Wray.

This is unimproved real property located on 408 33rd Avenue North, Nashville, Tennessee 37209, and neither Grantor ever resided in the subject property.
This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Resubdivision of the Wilcox Property, as recorded in Plat Book 421, Page 42, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $85,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 15th day of April, 2014.
(
(My Commission Expires: _____ Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 15th day of April, 2014.

Paul Alexander Wray

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Paul Alexander Wray with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15th day of April, 2014.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017