BILL GARRETT, Davidson County
Trans:T20140040810 DEEDWARR
Recvd: 06/10/14 13:51 2 pgs
Fees:13.00 Taxes:443.26
20140610-0050405

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14248

Send Tax Bills To:
First Community Mortgage
275 Robert Rose Drive
Murfreesboro, TN 37129

New Owner is:
Scott Hefelfinger
2708 Riverbend Drive
Nashville, TN 37214

MAP: 062-02-0A
PARCEL: 075.00 CO

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 is hereby acknowledged, **Clara M. Knight, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald Scott Hefelfinger, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2708 Riverbend Drive, Nashville, TN 37214** *
* a/k/a River Bend Drive

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 62-B on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Book 6250, Pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Clara M. Knight, unmarried, by Warranty Deed from Imperial Corp. now known as Imperial Development Corp., a Tennessee Corporation, dated 7/19/96 and recorded 7/26/96 in Book 10133, Page 721, in the Register's Office of Davidson County, Tennessee.

CK
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of June, 2014.

GRANTOR(S):

Clara M. Knight

CLARA M. KNIGHT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Clara M. Knight, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of June, 2014.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

M Lynn Bodden

NOTARY PUBLIC
My Commission Expires: 10-15-2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$119,800.00**.

Rita Bailey

AFFIANT

SWORN TO and subscribed before me this 6th day of June, 2014.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

M Lynn Bodden

NOTARY PUBLIC
My commission expires: 10-15-2017