This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22271.2014

BILL GARRETT, Davidson County
Trans:T20140042289 DEEDWARR
Recvd: 06/16/14 10:26 4 pgs
Fees:23.00 Taxes:1461.50
20140616-0052153

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Shepley Heard	SWBC Mortgage Corp.	104 01 OP 001.00
	9311 San Pedro	
3511A Wrenwood Ave	Suite 100	
Nashville, TN 37205	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Bonnie T. Mitchell d/b/a Mitchell Designs**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Shepley Heard,** unmarried hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit A of 3511 Wrenwood Avenue Townhomes, a Condominium, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20131016-00011108244, Register's Office of Davidson County, Tennessee, which is more specifically shown on Exhibit C of the above referenced Declaration together with an undivided percentage interest in the common areas/elements appurtenant to said unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner and the By-Laws of the Association of the Owners.

Being a portion of the property conveyed to Bonnie T. Mitchell d/b/a Mitchell Designs by Deed dated August 28, 2013 from Phyllis Sallee, unmarried and being of record in Instrument Number 20130829-0091274, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2014 taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument Number 20131016-0108244, said Register's Office.
5. Charter of record in Instrument Number 20131016-0108243, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 3511-A Wrenwood Drive, Nashville, Tennessee 37205.

Executed on this 12th day of June, 2014.

Bonnie T. Mitchell

By: _____
William Mitchell
Attorney In Fact pursuant
To POA of record in
Instrument Number
20140616-0052151,
RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared William Mitchell, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Bonnie T. Mitchell, and further acknowledged that he executed same as the free act and deed of Bonnie T. Mitchell.

Witness my hand this 12th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 7/6/15

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, William Mitchell, being first duly sworn and having executed the above instrument as attorney-in-fact for Bonnie T. Mitchell, the principal, pursuant to a special power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 12th day of June, 2014.

William Mitchell

Sworn to and subscribed before me this 12th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 7/6/15

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 12th day of June, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.