WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/14 14:50 3 pgs
Fees:18.00 Taxes:1776.93
20140630-0057289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,250.00

Jessica L Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June 2014

Kimberly Hurst
Notary Public

MY COMMISSION EXPIRES: March 3 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sara Jo Houghland		117 02 0 065.00
(NAME) 3009 New Natchez Trce	(NAME)	
(ADDRESS) Nashville 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Eighty Thousand Two Hundred Fifty And No/100 Dollars ($480,250.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Ward Heilbronn aka Michael Hilbronn and Donna Griffith Heilbronn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sara Jo Houghland**, 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, near the City of Nashville, being Lot 5 of Block 5 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, page 24, of the Register's Office for said County.

Said Lot No. 5 fronts 80 feet on the northwesterly side of Natchez Trace and runs back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Michael W. Heilbronn and wife, Donna Griffith Heilbronn by Warranty Deed from Clifton B. Sobel and wife, Yvette Hill Sobel dated June 30, 2004 of record in Instrument No. 20040707-0080453, 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 (
(f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3009 New Natchez Trce, 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 27th day of June, 2014.

Michael Ward Heilbronn by Dortch Oldham, Attorney In Fact

Donna Griffith Heilbronn by Dortch Oldham, Attorney In Fact

STATE OF

OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dortch Oldham , to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Michael Ward Heilbronn and Donna Griffith Heilbronn, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Michael Ward Heilbronn and Deborah Griffith Heilbronn, for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2014.

Notary Public

My Commission Expires: 3/26/17

(SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Scott C. Williams** do hereby make oath that I am a licensed 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 DAVIDSON)

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **Scott C. Williams**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 30 day of June, 2014.

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

MY COMMISSION EXPIRES: 3-3-15