~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

Hillary Torrence
NOTARY PUBLIC

My commission expires: 11-28-16

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Zawadzki, *et ux.* 1208 Beautiful Valley Ct. Nashville, TN 37221	Franklin American Mortgage Co. 501 Corporate Centre Dr., Ste. 400 Franklin, TN 37067	126-15-0-A-332.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARTHA J. FRANCIS N/K/A MARTHA FRANCIS HEATH AND BRENT D. HEATH, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PHILIP ZAWADZKI AND REBECCA M. ZAWADZKI, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot 31, on the plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument #20040806-0094780, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha J. Francis, unmarried and Brent D. Heath, unmarried, by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated 3/30/2005, recorded 4/5/2005, of record in Instrument No. 20050405-0036729, in the Register's Office for Davidson County, Tennessee. The said Martha J. Francis having since married Brent D. Heath, and is now known as Martha Francis Heath.

The address of the herein described property is believed to be 1208 Beautiful Valley Court, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BILL GARRETT, Davidson County
Trans:T20140064871 DEEDWARR
Recvd: 09/02/14 12:22 2 pgs
Fees:13.00 Taxes:980.50
20140902-0079784

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of August, 2014.

Martha Francis Heath

MARTHA FRANCIS HEATH

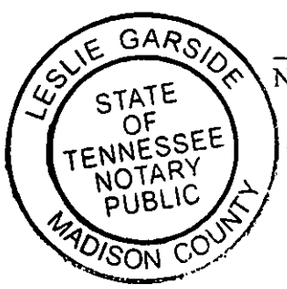
Brent D. Heath

BRENT D. HEATH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Martha Francis Heath and Brent D. Heath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of August, 2014.



Leslie Garside

Notary Public

My commission expires: 12/23/2014