THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091940**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2014. Notary Public My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner: Matthew Sotelo and Lauren Sotelo 1109 Brookmeade Drive Nashville, TN 37204	Send Tax Bills To: ~~New Owner~~ PINNACLE BANK 150 3d Ave S #900 Nashville TN 37201	Tax Information: Tax Parcel ID No. 13104024400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Knell Heath, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Sotelo and wife, Lauren Sotelo**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 28, DUNCANWOOD, as shown on plat of record in Plat Book 1424, Page 139, 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 by Warranty Deed from Thomas W. Strange and Katie Strange, husband and wife to Brandon H. Knell, unmarried as recorded on the 12th day of November, 2010 in Instrument No. 20101112-0090904 and Warranty Deed from Jason Ahrens a/k/a Jay Ahrens, a single man to Thomas W. Strange and wife, Katie Strange as recorded on the 7th day of May, 2009 in Instrument No. 20090507-0042038, in the Register's Office of Davidson County, Tennessee.

Brandon H. Knell now being known as Brandon Knell Heath. See Probate File No. 14P650.

Brandon Knell Heath, Brandon H. Knell, and Brandon Heath being one and the same person.

Siebe Heath hereby joins in the signing of this Deed to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD, as recorded in Plat Book 1424, Page(s) 139.

BILL GARRETT, Davidson County
Trans:T20140082089 DEEDWARR
Recvd: 10/31/14 09:22 2 pgs
Fees:13.00 Taxes:1905.50
20141031-0100420

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 1786, Page 178.

This is improved property located at 1109 Brookmeade Drive Nashville, TN 37204.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2014.

Brandon Knell Heath by WC, Attorney in Fact

Brandon Knell Heath, by Will Chapman, as attorney-in-fact.

Siebe Heath by WC, Attorney in Fact

Siebe Heath, by Will Chapman, as attorney-in fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Brandon Knell Heath and Siebe Heath, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of October, 2014.

Notary Public

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017