BILL GARRETT, Davidson County
Trans:T20140086459 DEEDWARR
Recvd: 11/17/14 12:30 2 pgs
Fees:13.00 Taxes:1032.30
20141117-0105849

This Instrument Prepared By:
Phil Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Gerry Leigh Heath
6769 Autumnwood Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

_____

_____

_____, _____ _____

MAP **155-8**
GROUP **C**
PARCEL **260.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ruth Scheflin, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Gerry Leigh Heath**, hereinafter called the GRANTEE, her 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, being Lot No. 20 on the Plan of Poplar Creek Estates, as shown by plat and survey of record in Plat Book 9700, page 195, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruth Scheflin, unmarried by deed from Poplar Creek Development Co. of record in Book 10249, page 85, re-recorded in Book 10259, page 216, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **6769 Autumnwood Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 my hand this the **22nd** day of **October, 2014.**

Ruth Scheflin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ruth Scheflin, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 6·21·16

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $279,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 6·21·2016

G. PHILIP ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE