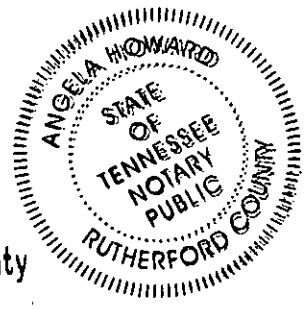
File No.: 14093213

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/17/18

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140087843 DEEDWARR
Recvd: 11/21/14 11:48 2 pgs
Fees: 13.00 Taxes: 351.50

20141121-0107426

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen J. Stewart	Karen J. Stewart	053 06 0B 052.00-CO
(NAME)	(NAME)	
P. O. Box 332	P. O. Box 332	
(ADDRESS)	(ADDRESS)	
Alpharetta, GA 30009	Alpharetta, GA 30009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chelsea Weaks, Personal Representative of the Estate of Sandra Lee Heidenreich, Probate Court of Davidson County, Tennessee, pursuant to Letters Testamentary dated April 30, 2014 and further pursuant to the Order of the Probate Court of Davidson County, Tennessee dated November 6, 2014,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Karen J. Stewart and Larry L. Stewart**, wife and husband, 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:

Being Lot No. 249, Phase 4A, Waterford R10 Residential P.U.D. according to survey and plat of same appearing of record in Book 7900, page 596, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Sandra L. Heidenreich by Warranty Deed dated 06/14/2001 and filed for record on 06/18/2001 in Instrument No. 20010618-0064509, of the Register's Office of Davidson County, Tennessee. The said Sandra L. Heidenreich (aka Sandra Lee Heidenreich) died testate on February 22, 2014, and pursuant to the Last Will and Testament of Sandra Lee Heidenreich of record in the Probate Court of Davidson County, Tennessee, Probate File # 14P543, Chelsea Lynne Weaks was named as sole beneficiary of the Estate of Sandra Lee Heidenreich. Furthermore, pursuant to the Order of the Probate Court of Davidson County, Tennessee, Chelsea Weaks, Personal Representative of the Estate of Sandra Lee Heidenreich was ordered to sell the herein described property pursuant to the terms set forth therein.

This conveyance is subject to all matters as set forth per Plat of record in Book 7900, page 596; Restrictive Covenants of record in Book 7463, page 294, as amended in Book 9081, page 63, Book 9530, page 185, Book 8694, page 216 and Book 8699, page 462; By-Laws of record in Book 8715, page 583, as amended in Instrument 20090309-0020515; HOA Charter of record in Book 8711, page 701; Quitclaim Deed to Waterford Community Association, Inc. of record in Book 8715, page 590; all matters as set forth per Topographical Survey,

Sewage Plant Property of record in Book 1717, page 30; Right of Way Easement of record in Book 2024, page 225; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2512 Park Green Lane, Old Hickory, TN 37138

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, myheirs 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 my hand this 17th day of November, 2014.

Chelsea Weaks Personal Representative

Chelsea Weaks, Personal Representative of the Estate
of Sandra Lee Heidenrich

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chelsea Weaks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged herself to be the Personal Representative of the Estate of Sandra Lee Heidenreich, and that she as such Executor executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of November, 2014.

Commission expires: 3/18/2015

L F. Vaught
Notary Public

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 14093213

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY