Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

PREPARED BY:
RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

02-1407-49141

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $815,000.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2015.

Notary Public
My commission expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Heather Place Partners, LLC<br>518 Heather Place<br>Nashville TN 37204 | Heather Place Partners LLC<br>3033 Flagstone Dr.<br>Franklin, TN. 37069 | 118-11-0-081.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James C. Fleming, unmarried and Marlene C. Fleming, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heather Place Partners, LLC, hereinafter called the Grantees, their successors 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. 1 of Block E, on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim Deed from James C. Fleming, and further conveyed to James C. Fleming and wife, Marlene C. Fleming by Quitclaim Deed from Donald R. Barrett, Jr., Trustee, dated November 19, 2012, recorded November 27, 2012, of record in Instrument No. 20121127-0108724, Register's Office for Davidson County, Tennessee.

James C. Fleming and Marlene C. Fleming are now divorced pursuant to Final Decree of Divorce entered in the Circuit Court for Williamson County, TN, docket no. 2013-621.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 518 Heather Place, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150011413 DEEDWARR
Recvd: 02/13/15 11:47 2 pgs
Fees:13.00 Taxes:3015.50
20150213-0013442

WITNESS my hand this 9th day of February, 2015.

James C. Fleming

Marlene C. Fleming

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James C. Fleming and Marlene C. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of February, 2015.

Notary Public
State of Tennessee at Large

My Commission expires
12/27/17

