BILL GARRETT, Davidson County
Trans:T20150013197 DEEDWARR
Recvd: 02/23/15 15:58 2 pgs
Fees:13.00 Taxes:425.50
20150223-0015574

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2015.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

03-1501-38322

Address of New Owner:	Send Tax Bills to:	Tax Information
Troy S. Hepler 3536 Standing Stone Drive Nashville TN 37207	New Owner	050-06-0-051.00

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, **Selena Catalogne, a married woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Troy S. Hepler and Jenni M. Hepler, husband and wife,** 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. 86, on the Plan of Section Twelve, Village by the Creek (erroneously referenced in prior deed as Village by the Lake), of record in Book 6900, Page 314, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Selena Catalogne by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated June 20 2014, recorded June 23, 2014, of record in Instrument No. 20140623-0054640, Register's Office for Davidson County, Tennessee.

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 3536 Standing Stone Drive, Nashville, TN 37207

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

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.

WITNESS my hand this 20 day of February, 2015.

Selena Catalogne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Selena Catalogne, 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 Nashville, TN, this 20 day of February, 2015.

State of Tennessee at Large

My Commission expires: 9/26/2018

KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.