#9702

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent Frick Tasha Frick	new owner	12001011100
(NAME)	(NAME)	
1225 Saturn Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

* Husband and wife

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, We, **Donna Brumfield and Billie Jewel Sowell (formerly known as Billie Jewel Heinze),** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brent Frick and Tasha Frick,*** 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:

Land in Davidson County, Tennessee, being Lot No. 179 on the Map of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 179 fronts 60 feet on the westerly margin of Saturn Drive and runs back between lines, 245.6 feet on the northerly line and 204.5 feet on the southerly line to a dead line in the rear which measures 104.0 feet.

Being the same property conveyed to Billie Jewell Heinze, Randy Heinze and Donna Brumfield, by deed of record in Instrument No. 20120625-0055586 , Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Billie Jewel Heinze from Randy Allen Heinze, by Quit Claim deed of record in Instrument No. 20140813-0073162 , Register's Office for Davidson County, Tennessee. Randy Heinze being one and the same as Randy Allen Heinze. Billie Jewell Heinze now known as Billie Jewell Sowell.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Donna Brumfield by Billie Jewel Sowell as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20150708-0066367 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20150055238 DEEDWARR
Recvd: 07/08/15 15:04 2 pgs
Fees:13.00 Taxes:431.05
20150708-0066368

This is improved ☐ property, known as 1225 Saturn Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs 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/our hands this 7th day of July, 2015.

Donna Brumfield by Billie Jewel Sowell her attorney in fact

Donna Brumfield by Billie Jewel Sowell, her attorney in fact

Billie Jewel Sowell

Billie Jewel Sowell

State of Tennessee
County of Davidson

Personally appeared before me Billie Jewel Sowell, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2015.

Notary Public
My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 7th day of July, 2015, before me personally appeared Billie Jewel Sowell, the person who executed the foregoing instrument on behalf of Donna Brumfield and who acknowledged that she executed the same as the free act and deed of the said Donna Brumfield, through Power of Attorney granted her by the said Donna Brumfield.

Notary Public
Commission Expires:
File No.: 9702

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017