Davidson County DEEDWARR
Recvd: 07/23/15 13:21 3 pgs
Fees:18.00 Taxes:769.60
20150723-0072407

NEW OWNER:

Susan L. Heinrich
579 Whispering Hills Drive
Nashville, TN 37211
CRN - 1530 93

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0665

Map 147 Group 11-0 Parcel 018.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eight Thousand and 00/100 Dollars ($208,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FEN RE HOLDINGS, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SUSAN L. HEINRICH, A SINGLE WOMAN,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 477-A on the revised plan of Whispering Hills, Section II-C, and of record in Book 2854, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Fen Re Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Frank E. Neal, IV and Mary B. Neal, dated October 2, 2012, and of record in Instrument No. 20121011-0093395 and Instrument No. 20120725-0065157, Register's Office for Davidson County, Tennessee. Also see Warranty Deed of record in Instrument No. 20120725-0065157.

This is IMPROVED property known as 579 Whispering Hills Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **July, 2015**.

FEN RE HOLDINGS, LLC

Frank E Neal IV

BY: FRANK ELMO NEAL, IV

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FRANK ELMO NEAL, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Member of FEN RE HOLDINGS, LLC, the within named bargainor, and as such Member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such member.

WITNESS my hand and official seal at office this 21st day of **July, 2015.**

ERIKA PICARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Erika Picard

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ **208,000.00** .

AFFIANT

Sworn to and subscribed to before me this 21st day of **July, 2015.**

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

NOTARY PUBLIC

My commission expires: 5-8-18

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith