# WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
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 |
|---|---|---|
| Roman Heindorff<br>Melissa Heindorff | Wintrust Mortgage, a division of Barrington Bank and Trust Co., NA | 073-09-046.00 |
| (NAME) | (NAME) | |
| 2404 Gregory Dr. | 9700 W. Higgins Road,Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Rosemont, IL 60018 | |
| (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, I, **Pristine Properties LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roman Heindorff and Melissa Heindorff, husband and wife,** 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. 71 on the Map of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pristine Properties, LLC, by deed of record in Instrument No. 20150713-0067581 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 2404 Gregory Dr., Nashville, TN 37216
(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.

BILL GARRETT, Davidson County
Trans:T20150062532 DEEDWARR
Recvd: 07/30/15 09:28 2 pgs
Fees:13.00 Taxes:777.00
20150730-0075033

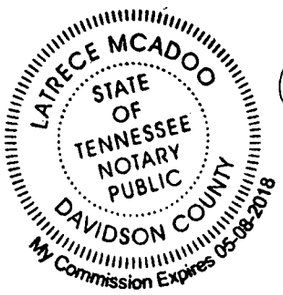
Witness my/our hands this 27th day of July, 2015.

Pristine Properties, LLC by Michele Ashton, Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Michele Ashton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Member of Pristine Properties, LLC and that she as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as

WITNESS my hand and seal this 27th day of July, 2015 .
File No.: 9812




NOTARY PUBLIC