BILL GARRETT, Davidson County
Trans:T20150066374 DEEDWARR
Recvd: 08/10/15 14:47 2 pgs
Fees:13.00 Taxes:2886.00
20150810-0079830

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1009

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of August, 2015

Notary Public
Commission Expires: 3/21/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeff Heeren 2813 27th Avenue South Nashville, TN 37212	LaRoche Enterprises, L.P. 2700 Gulf Drive Holmes Beach, FL 34217	117-03-0-154.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

DHS Partners

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey C. Heeren and Ashley L. Heeren, 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. 11 as shown on the map entitled Crowley Subdivision, a Revision of Lot 11 on the Map of Belair, of record in Instrument No. 20140702-0058384, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to DHS Partners, by Warranty Deed from Carl F. Crowley, an unmarried man, dated 7/31/14 and recorded 8/4/14 in Instrument No. 20140804-0069454, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2813 27th Avenue South, Nashville, TN 37212.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of August, 2015.

DHS Partners

By: Richard L. Dunlap, IV, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Richard L. Dunlap, IV, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Authorized Signor of DHS Partners, the within named bargainor, a partnership, and that he as such Authorized Signor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Authorized Signor.

Witness my hand and official seal at office this 6th day of August, 2015.

Notary Public
My Commission Expires: _____

(Notary Seal)

