27654-8 return to: Attorneys Title Company, Inc. Box 14

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2015.<br>Notary Public<br>MY COMMISSION EXPIRES: 5-8-18<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans:T20150077407 DEEDWARR
Recvd: 09/11/15 10:27 2 pgs
Fees:13.00 Taxes:1942.50
20150911-0092400

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric L. Heidel | Finworth Mortgage LLC | MAP |
| 4603 Nevada Avenue | 2106 Crestmoor Road | PARCEL 091-16-0-114.00 |
| Nashville, TN 37209 | Nashville TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Sallye Wright, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric L. Heidel, a single person**

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. 504 and the westerly 25 feet of Lot No. 502, Block 24, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 504 and part of Lot No. 502 front together 85 feet on the Southerly side of Nevada Avenue and run back between parallel lines, along the westerly margin of 46th Avenue North, 150 feet to an alley.

Being the same property conveyed to Sallye Wright by Warranty deed from Rollins Associates, LP of record in Instrument No. 20060412-0042080 Register's Office for Davidson County, Tennessee, dated April 05, 2006 and recorded on April 12, 2006. (Value of consideration shown in aforementioned deed $305,500.00.)

Being also known as 4603 Nevada Avenue Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 4603 Nevada Avenue, Nashville, TN 37209.

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 hand( ) this the 9th day of September, 2015.

x Sallye Wright

Sallye Wright

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sallye Wright** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

W. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Witness my hand and official seal this the 9th day of September, 2015.

My Commission expires: March 8, 2016

Notary Public