WARRANTY DEED



My Commission Expires OCT. 18, 2016

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Gairnese	USAA Federal Savings Bank	141060C056.00
(NAME)	(NAME)	
3933 Bridgeview Lane	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78288	
(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, We, **Anthony J. Heil, and wife and Kristin J. Heil,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christina Gairnese**, **an unmarried woman** 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. 12 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 200307090094605, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony J. Heil and wife, Kristin J. Heil by deed dated May 28, 2009 from Same Ferrise and wife, Megan Ferrise of record in Instrument No. 20090529-0049388, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3933 Bridgeview Lane, Nashville, TN 37221
(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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15200

BILL GARRETT, Davidson County
Trans:T20150101542 DEEDWARR
Recvd: 12/01/15 12:34 2 pgs
Fees:13.00 Taxes:758.13
20151201-0121051

Witness my/our hands this 24th day of November, 2015.

Anthony J. Heil

Kristin J. Heil

State of Tennessee
County of Davidson

Personally appeared before me Anthony J. Heil and Kristin J. Heil, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of November, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-3933Bridgeview

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN