WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/15 14:14 3 pgs
Fees:18.00 Taxes:740.00
20151211-0125002

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 11th day of December, 2015.

Notary Public
My Commission expires: 2/6/19
(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2808 Fieldcrest Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 2712 Mailan Drive Trust	SAME	073-13-0-117.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hugh W. Heidbreder and Geraldine D. Heidbreder,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Dean, as Trustee for The 2712 Mailan Drive Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 31 on the plan of Mailan Heights, of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 31 fronts 55.8 feet on the southerly side of Mailan Drive and runs back between parallel lines 164.2 feet on the westerly line and 152 feet on the easterly line, to a dead line in the rear on which ot measures 102.1 feet.

Being the same property conveyed to Hugh W. Heidbreder with a life estate to Geraldine D. Heidbreder, by deed from Hugh W. Heidbreder, on November 22, 1988, of record in Book 7713, page 411, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 90, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2019, page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2712 Mailan Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 10, 2015.

Hugh W Heidbreder
Hugh W. Heidbreder

Geraldine D Heidbreder By Hugh W Heidbreder as Attorney-in-fact.
Geraldine D. Heidbreder

STATE OF Tennessee
COUNTY OF Blount

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hugh W. Heidbreder** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 10, 2015

My commission expires 06-26-2019

Rosemary Jennings
Notary Public

ROSEMARY JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

STATE OF Tennessee

COUNTY OF Blount

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee appeared Hugh W. Heidbreder, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Geraldine D. Heidbreder, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Geraldine D. Heidbreder, the bargainor(s), by the said Hugh W. Hedbreder, as Attorney-in-Fact.

WITNESS my hand and seal, this 10 day of December, 2015.

Rosemary Jennings
NOTARY PUBLIC

My Commission Expires: 06-26-2019

ROSEMARY JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE