BILL GARRETT, Davidson County
Trans:T20160020616 DEEDWARR
Recvd: 03/14/16 12:31 2 pgs
Fees:13.00 Taxes:734.45
20160314-0023995

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167109

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of March, 2016.

NOTARY PUBLIC

My commission expires: 03-10-19

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan M. De La Rosa, a single man and Amy Farrell, a single woman 1084 Tulip Grove Road Hermitage, TN 37076	PRIME LENDING 17330 PRESTON RD STE 160 B DALLAS TX 75252	086 08 0B 004.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Eight Thousand Five Hundred and 00/100 Dollars ($198,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PATSY S. HEFLIN, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **IVAN M. DE LA ROSA, A SINGLE MAN AND AMY FARRELL, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 484, Re-subdivision of Lots 483, 484 and 485 on the Plan of Camden Woods, Phase III-B, as of record in Plat Book 7900, Page 823, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patsy S. Heflin, an unmarried woman, by Warranty Deed from Floyd E. Miller and wife, Betty L. Miller, dated 6/21/2002, and recorded on 6/27/2002, of record in Instrument # 20020627-0077440, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1084 Tulip Grove Road, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3 day of March, 2016.

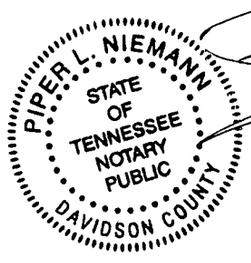
Patsy S. Heflin by Deborah Heflin her att'y in fact

PATSY S. HEFLIN BY DEBORAH HEFLIN, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Deborah Heflin, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Patsy S. Heflin and acknowledged that she executed the same as the free act and deed of the said Patsy S. Heflin.

WITNESS my hand and seal, this the 3 day of March 2016.



Notary Public

Piper Niemann

Printed Notary Name

My commission expires: 03-10-19