THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026557**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2016. Notary Public My Commission Expires: 5-2-2016

BILL GARRETT, Davidson County
Trans:T20160023977 DEEDWARR
Recvd: 03/24/16 10:51 2 pgs
Fees:13.00 Taxes:543.90
20160324-0027887

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle Heisey and Hada Flores 3103 BRICK CHURCH PIKE Nashville TN 37207-2822	New Owner	Tax Parcel ID No. 060-02-0-023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Pilkinton, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Heisey and Hada Flores, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 46, SECTION 1, PARKWOOD ESTATES, as shown on plat of record in Plat Book 2900, Pages 119 and 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Pilkinton by Warranty Deed from Eva P. Ray, recorded on the 16th day of June, 2005 in Instrument No. 20050616-0068898, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, PARKWOOD ESTATES, as recorded in Plat Book 2900, Page(s) 119 and 120

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3136, Page 52,

Easement for Right-of-Way, recorded in Book 9952, Page 351.

This is improved property located at 3103 BRICK CHURCH PIKE Nashville TN 37207-2822

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2016.

Andrew Pilkinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Pilkinton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018