This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $366,000.00.

Affiant

Subscribed and sworn before me this the 25th day of March, 2016.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160024466 DEEDWARR
Recvd: 03/28/16 10:29 2 pgs
Fees: 13.00 Taxes: 1354.20
20160328-0028520

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Corrie Heinzelmann 641 Old Hickory Blvd., Unit 208 Nashville, TN 37027	New Owner	171-03-0B-077.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHYLLIS C. BEAM N/K/A PHYLLIS C COULTER, A MARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CORRIE HEINZELMANN, A SINGLE WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phyllis C. Beam, an unmarried woman, by Warranty deed from Kenneth Ryan Meadows and Michelle Meadows, husband and wife, of record in Instrument No. 20120409-0029732, Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 09, 2012.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 641 Old Hickory Blvd., Unit 208, Nashville, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 25th day of March, 2016.

Phyllis C. Beam n/k/a Phyllis C Coulter

George G Coulter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phyllis C. Beam n/k/a Phyllis C Coulter and George G Coulter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2016.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY