WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adrien Minh Saporiti	Same as Owner	072 08 0 074.00
(NAME)	(NAME)	
2114 Geneiva Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160452

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Mary M. Heithcock, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Adrien Minh Saporiti, 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. 8 on the Plan of Geneiva Heights, of record in Book 2083, page 65, Register's Office for said County.

Said Lot No. 8 fronts 48 feet on the southerly side of Geneiva Drive and runs back 177.78 feet on the westerly line and 150.39 feet on the easterly line to a dead line in the rear and measures 54 feet thereon.

Being the same property conveyed to Oscar M. Heithcock and wife, Mary M. Heithcock by deed from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, dated October 5, 1954, of record in Book 2300, page 550, Register's Office for Davidson County, Tennessee. The said Oscar M. Heithcock having since died on April 22, 1992, leaving Mary M. Heithcock as surviving tenant by the entirety. Mary M. Heithcock aka Mary E. Heithcock.

Unimproved ☐

This is improved ☒ property, known as 2114 Geneiva Drive, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160025509 DEEDWARR
Recvd: 03/30/16 10:20 2 pgs
Fees:13.00 Taxes:777.00
20160330-0029855

Witness my hand this 28th day of March, 2016

Mary E. Heithcock by Roy D. Anderson — Attorney-in-Fact
Mary M. Heithcock (AKA Mary E. Heithcock)
By: Roy Anderson Attorney-in-Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Roy Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary M. Heithcock (AKA Mary E. Heithcock), and who acknowledged that he/she executed the same as the free act and deed of Mary E. Heithcock (AKA Mary M. Heithcock.

Witness my hand, at office, this 28th of March, 2016

Melissa D. Rogers

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 4/19/17