WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/16 12:29 3 pgs
Fees:18.00 Taxes:617.90
20160401-0031092

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Linda Say
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/25/19

(AFFIX SEAL)

ANN CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda Sue Say	Linda Sue Say	141-06-OD-136.00
(NAME)	(NAME)	
3367 Harpeth Springs Drive	955 Battan Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michell Heffington and Jillian Heffington, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Linda Sue Say, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 136 on the plan of Riverbridge Community, of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mitchell Heffington by Special Warranty Deed dated 05/29/2012 from Fannie Mae a/k/a Federal National Mortgage Association, filed for record 07/10/2012, in Instrument No. 20120710-0060465, Register's Office of Davidson County, Tennessee.
The said Jillian Heffington joins in this conveyance to waive any and all right is said property.

All matters as set forth per Instrument 20030213-0019999, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Instrument 20030205-0016032, said Register's Office. Declaration of Restrictive Covenants of record in Instrument 20030205-0016044, as amended of record in Instrument 20030303-0027396, said Register's Office. By-Laws of record in Instrument 20030218-0020987, said Register's Office. All matters including but not limited to an Easement of record in Book 1298, Page 244, said Register's Office. Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 415, said Register's Office. Stormwater Detention Agreement Easement of record in Instrument 20021217-0155374, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3367 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 our hands this 31st day of March, 2016.

Mitchell Heffington

Jillian Heffington

State of Tennessee
County of Wilson

Personally appeared before me Mitchell Heffington and Jillian Heffington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2016.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I Amy Cross Nix do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY