RTN TO:
Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
#1340

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160046828 DEEDWARR
Recvd: 06/03/16 09:18 2 pgs
Fees: 13.00 Taxes: 950.90

20160603-0055996

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Pamela Berry
Affiant

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

Judy Painter-Rose
Notary Public

MY COMMISSION EXPIRES: 11-21-2018

(AFFIX SEAL)

JUDY PAINTER-ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Leigh Berry	(NEW OWNER)	187050a13100co
(NAME)	(NAME)	
735 Westcott Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **STIRLING C. HEATH AND RACHEL DEATON, HUSBAND AND WIFE,,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pamela Leigh Berry,** 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 131, on the FINAL PLAT OF BURKITT SPRINGS PHASE 1, of record in Plat Instrument No. 20140115-0004012, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stirling C. Heath, unmarried man and Rachel Deaton, unmarried woman by warranty deed dated March 4, 2015 of record in Instrument No. 20150306-0019551, said Register's Office.

THIS IS THE SOLE AND SEPARATE PROPERTY OF THE GRANTEE.

2016 Taxes, a lien not yet due and payable.
Easement and Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20130514-0048379, said Register's Office.
Restrictions of record in Instrument No. 20140110-0002949, said Register's Office.
Any and all matters appearing on the Plan of record in Plat Instrument No. 20140115-0004012, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 735 Westcott Lane, Nolensville, TN 37135
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hands this 31st day of May, 2016.

Stirling C. Heath

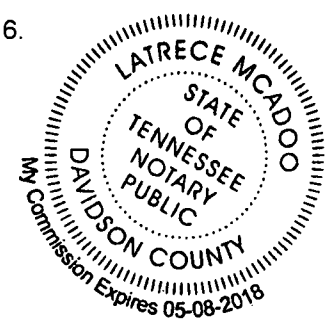
Rachel Deaton

State of Tennessee
County of Williamson

Personally appeared before me Stirling C. Heath and Rachel Deaton, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: _____



File No.: 10856