WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047869 DEEDWARR
Recvd: 06/07/16 10:04 2 pgs
Fees:13.00 Taxes:1376.40
20160607-0057254

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Breunig and Amber Hackstadt	New owner	
(NAME)	(NAME)	141-15-D-187.00 CO
7928 River Fork Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **DEANA M. POSTON AND ALEXANDER POSTON, JR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN BREUNIG AND AMBER HACKSTADT,** 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 187, PHASE III-D, "SHEFFIELD" ON THE HARPETH, as shown on plat of record in Plat Book 7900, Pages 710 and 712, 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 by Warranty Deed from Robert Gray Heatherly and wife, Laura Squair Heatherly to Deana M. Poston and Alexander Poston, Jr., wife and husband, as recorded on the 1st day of August, 2014 in Instrument No. 20140801-0068894; Quitclaim Deed from Robert Gray Heatherly to Robert Gray Heatherly and wife, Laura Squair Heatherly, as recorded on the 14th day of July, 2010 in Instrument No. 20100714-0055226 and Warranty Deed from Phillips Builders, Inc. to Robert Gray Heatherly, unmarried, as recorded on the 29th day of April, 1996 in Deed Book 10030, Page 328, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 7900, Pages 710 and 712, said Register's Office; restrictive covenants of record in Book 6925, Page 900, Book 7145, Page 954, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, said Register's Office; Terms and provisions of Bylaws recorded in Book 7145, Page 964 and amended in Book 8146, Page 463, said Register's Office; Terms and provisions of the Articles of Incorporation, recorded in Book 6936, Page 983, said Register's Office; Unanimous consent of Directors of Sheffield on the Harpeth Homeowners Association, Inc. recorded in Book 8276, Page 238, said Register's Office.

unimproved
This is improved x property, known as 7928 River Fork 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 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 hand this 1st day of June, 2016

DEANA M. POSTON

ALEXANDER POSTON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deana M. Poston and Alexander Poston, Jr., the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1 day of June, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Commission expires:

Notary Public