WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 8/20/19

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans:T20160072227 DEEDWARR
Recvd: 08/18/16 15:33 2 pgs
Fees:13.00 Taxes:947.20
20160818-0086586

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roman Heindorff	New Owner	073-09-0
(NAME)	(NAME)	(MAP)
2416 Gregory Drive		050.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216-4317		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Frank S. Love and Phala E. Velarde, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Roman Heindorff and Melissa Heindorff, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 90 feet on the Southerly side of Gregory Drive and extends back between lines, 182.8 feet on the Westerly line and 187.67 feet on the Easterly line, which is a broken line, to a dead line in the rear, measuring 59 feet thereon.

Being the same property conveyed to Frank S. Love shall own a 99% tenant in common interest with right of survivorship and Phala E. Velarde shall own a 1% tenant in common interest with right of survivorship by Quitclaim Deed from Frank S. Love, an unmarried widower of record in Instrument No. 20110923-0073915 Register's Office for Davidson County, Tennessee.

Phala E. Velarde and Phala Elizabeth Love Velarde being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2416 Gregory Drive, Nashville, Tennessee 37216-4317

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 hand(s) this 16th day of August, 2016.

Frank S. Love by Phala Elizabeth Love Velarde, attorney in fact

Frank S. Love
By: Phala Elizabeth Love Velarde
Attorney-in-Fact

Phala E. Velarde

Phala E. Velarde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Phala E. Velarde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office, on this the 16th day of August, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, Phala Elizabeth Love Velarde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Frank S. Love, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Frank S. Love, the bargainor, by the said, Phala Elizabeth Love Velarde, as Attorney in Fact.

Witness my hand and official seal at office, on this the 16th day of August, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019