WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 200-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$755,000.00**

Affiant

Subscribed and sworn to before me, this 4th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/11/17
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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
Joel C. Hayes and Pamela Matthews	New Owner	116-08-0A
(NAME)	(NAME)	(MAP)
5 Valley Forge		005.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(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, **Jack M. Heath and wife, Tonna Heath**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joel C. Hayes and Pamela Matthews, 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. 5 on the Plan of Sugartree, Phase 1, as of record in Plat Book 4675, Page(s) 141 and 142, amended in Book 4869, page 686, Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and in Book 5238, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack M. Heath and wife, Tonna Heath by Warranty deed from Thomas I. Carlton, Jr., unmarried, of record in Book 10040, page 966, Register's Office for Davidson County, Tennessee, dated April 29, 1996 and recorded on May 06, 1996.

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: 5 Valley Forge, Nashville, Tennessee 37205

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.

BILL GARRETT, Davidson County
Trans:T20160088667 DEEDWARR
Recvd: 10/07/16 13:06 2 pgs
Fees:13.00 Taxes:2793.50
20161007-0106457

Witness my/our hand(s) this 4th day of October, 2016.

Jack M. Heath

Tonna Heath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jack M. Heath and Tonna Heath 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 at Brentwood, Tennessee, on this the 4th day of October, 2016.

Notary Public

My Commission Expires: 5/6/2019

