NEW OWNER:
KELSEY KATHERINE NAVILLE
4036 HALLBOROUGH WAY
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Legacy Mutual Mortgage
3503 Paesanos Pkwy
San Antonio, TX 78231

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1979

Map & Parcel
098050A152.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 01/19/17 16:00 4 pgs
Fees:23.00 Taxes:924.63
20170119-0006239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AUDRA HEINITZ, married, formerly known as AUDRA HAMILTON,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KELSEY KATHERINE NAVILLE and BENJAMIN THOMAS CLARK, a married couple,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 110 on the plan of Revision One, Section Five, Hampton Hall of record in Instrument No. 20000728-0074425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to AUDRA HAMILTON by Warranty Deed from Charles Richard Drumright and Kelly Drumright, husband and wife, dated July 31, 2013, and of record in Instrument No. 20120802-0068586, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **4036 HALLBOROUGH WAY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20000728-0074425, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, ROBERT HEINITZ, husband of the said AUDRA HEINITZ, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 19th day of January, 2017.

Audra Heinitz
AUDRA HEINITZ

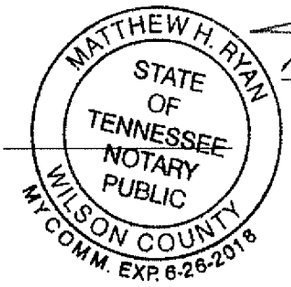
ROBERT HEINITZ

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AUDRA HEINITZ and ROBERT HEINITZ,** 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 office this 19th day of January, 2017.



NOTARY PUBLIC

My commission expires: _____

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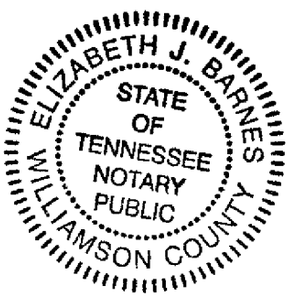
The actual consideration or value, whichever is greater, for this transfer is **$249,900.00.**

AFFIANT

Sworn to and subscribed to before me this 19th day of January, 2017.

NOTARY PUBLIC

My commission expires: 1-26-19



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

