WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

R-P-17-3812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX)

Bill Garrett Davidson County
Batch# 3701 DEEDWARR
09/22/2017 09:56:31 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20170922-0097320

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Curtis Landrum and Lindsay Landrum	**SWBC Mortgage**	
(NAME)	(NAME)	
1305 Porter Rd.	**9311 San Pedro Ave., Ste. 100**	**072-04-0-153.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78216**	
(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, **BENJAMIN AARON GILSTON AND CHERYL LYNN HEITZMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS LANDRUM AND LINDSAY LANDRUM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 27 of Block "A" on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 80 feet on the Southeasterly side of Inglewood Circle South and runs back between lines, 178 feet 3 inches on the Northeasterly line and 172 feet 8 inches on the Southwesterly line to a dead line in the rear and measures 80 feet 3 inches thereon.

Being the same property conveyed to Benjamin Aaron Gilston and Cheryl Lynn Heitzman, husband and wife by Warranty deed from James William Smartt, Jr., married of record in Instrument No. 20140528-0045579 Register's Office for Davidson County, Tennessee, dated May 24, 2014 and recorded on May 28, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4199, Page 693, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3812 Inglewood Circle S, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF SEPTEMBER, 2017.

Benjamin Aaron Gilston by Nathan Keith AS ATTORNEY IN FACT
Benjamin Aaron Gilston by Nathan Keith as Attorney in Fact

Cheryl Lynn Heitzman by Nathan Keith AS ATTORNEY IN FACT
Cheryl Lynn Heitzman by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENJAMIN AARON GILSTON AND CHERYL LYNN HEITZMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said BENJAMIN AARON GILSTON AND CHERYL LYNN HEITZMAN.

Witness my hand and official seal, this the 18th of September, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212