NEW OWNER:

HERITAGE FAMILY PROPERTIES, LLC
P. O. Box 2281
Lebanon, TN 37088-2281

SEND TAX BILLS TO:
NEW OWNER

Map and Parcel Number:
150-05-023800

THIS INSTRUMENT PREPARED BY:

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

Bill Garrett Davidson County
Batch# 76134 **DEEDQC**
04/04/2018 09:04:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180404-0031458

D E E D

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **TERESA CERTO,** a single person, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HERITAGE FAMILY PROPERTIES, LLC, a Tennessee Limited Liability Company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 270 on the Plan of Cherry Hills, Section 5, as of record in Plat Book 4300, Page 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being a portion of the same property conveyed to Teresa Certo by Executrix's Quitclaim deed from Teresa Certo, Executrix of the Estate of Joe Certo, dated January 13, 2014, and of record as Instrument No. 20140115-0004107 in the Register's Office for Davidson County, Tennessee.
>
> THIS IS IMPROVED PROPERTY KNOWN AS: 420 Safford View Drive, Antioch, TN 37013.
>
> This description is the same as in the prior deed.
>
> This is not the principal residence of the Grantor.

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 plats of record at Plat Book 4300, Page 156, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be paid by the GRANTEE.

WITNESS MY SIGNATURE hereto this 26th day of March, 2018.

Teresa Certo

TERESA CERTO

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TERESA CERTO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of March, 2018.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed to before me this the 26th day of March, 2018.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY