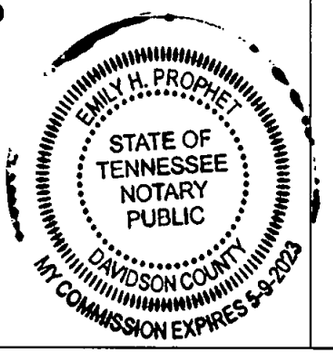
WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

File No. TE0005422



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Scott, Rae Finnie	New Owners	096-09-0D-010.00
(NAME)	(NAME)	
2736 Lakeland Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 254886 DEEDWARR
07/10/2019 11:39:59 AM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20190710-0067173

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dillon Ross Heath and wife Kristi Reece Heath,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rae Danielle Finnie, a married woman and Barbara Laverne Scott, a married woman, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No.10 of LAKELAND POINTE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing LAKELAND POINTE, a Horizontal Property Regime, of record in Instrument Number 20160607-0057085, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Dillon Ross Heath and wife, Kristi Reece Heath of record in Instrument No. 20170518-0049494, in the Register's Office of Davidson County, Tennessee, dated May 10, 2017 and recorded May 18, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2736 Lakeland Dr., Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 8th day of July, 2019.

Dillon Ross Heath by Kristi Reece Heath, as attorney in fact

Dillon Ross Heath by Kristi Reece Heath, as Attorney in Fact

Kristi Reece Heath

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristi Reece Heath, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of July, 2019.

Notary Public
My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Kristi Reece Heath, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Dillon Ross Heath, and who acknowledged that she executed the same as the free act and deed of the said Dillon Ross Heath, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office.

20190710-0067172

Witness my hand and official seal this 8th day of July, 2019.

My Commission Expires: 11-5-19

Notary Public

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE COUNTY OF WILSON

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

Affiant

WITNESS my hand and seal this 8th day of July, 2019.

My Commission Expires: 11-5-19

Notary Public

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206