BOOK 4944 PAGE 327

This instrument prepared by: Tom Corts, 14th Floor, Third National Bank Bldg. Nashville, TN 37219

WARRANTY DEED

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 73-1 PARCEL 241	Mr. & Mrs. John L. Herod, Jr. 3945 Moss Rose Drive Nashville, Tennessee	Security Federal Nashville, TN.
FIELD BOOK NUMBER(S) 15D-35645	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3945 Moss Rose Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of ~~the sum of~~ love and affection, John L. Herod, Jr.,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John L. Herod, Jr. and Annie Ruth Herod

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Moss Rose Heights, Subdivision, Section No. 2, extended, as of record in Book 1424, Page 109, Register's Office for said County.

Said Lot No. 16 fronts 100 feet on the westerly side of Moss Rose Drive and runs back between parallel lines 200 feet to a dead line.

Being the same real property conveyed to Helon K. McKenzie and wife, Agnes S. McKenzie, by deed from J. A. Lish and wife, dated August 9, 1950, filed September 20, 1950, and reocrded in book 1882, page 269, said Register's Office.

Being the same real property conveyed to John L. Herod, Jr. and wife, Willie Ervine Herod, by warranty deed from Helon K. McKenzie and wife, of record in book 2738, page 407, Register's Office for Davidson County, Tennessee.

Being the same real property which passed in its entirety to John L. Herod, Jr. upon the death of his wife, Willie Ervine Herod, on August 31, 1972.

This conveyance is made subject to restrictions of record in book 1153, page 283, Register's Office, Davidson County, Tennessee and ten-foot easement for public utilities along the rear line of premises, 50-foot building setback line from Moss Rose Drive, and conditions of owners certificate, as shown on plan of record in book 1424, page 109, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 21 day of August, 1975.

John L. Herod, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Tom Corts, a Notary Public in and for the State and County aforesaid, personally appeared the within named the Grantor,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 21 day of Aug, 1975.

Tom Corts
Notary Public

My commission expires: 2/27/79

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

0 0 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Aug 1975

MY COMMISSION EXPIRES: 2-27-79 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM John L. Herod, Jr.

TO John L. Herod, Jr. & Wife, Annie Ruth Herod

D I 2 3 7 8

IDENTIF. REFERENCE

AUG 22 9 11 AM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and AUG22'75 MISC _____, respectively, of A* 4.00 * 4.00 _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public