WARRANTY DEED

FILE BOX 19B
03-5-040

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of May, 2003

Notary Public

My Commission Expires: ~~03/31/07~~ 1/29/05 (AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ AMANDA NORDEMAN

Davidson County DEEDWARR
Recvd: 07/02/03 11:29 2pgs
Fees:13.00 Taxes:458.80

20030702-0091479

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JENNIFER J. MAYER	SunTrust Mortgage Inc.	131-01-0-D
(NAME) 5025 Hillsboro Road #6H	(NAME) 201 4th Avenue North, 7th Floor	41.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARK HERBISON MARRIED, JANA FITE HERBISON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER J. MAYER** unmarried, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 41, A/K/A Apt. No. 6H on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133, and Book 6079, Page 516, said Register's Office.

BEING the same property conveyed to MARK HERBISON, UNMARRIED, by Deed from GEORGE RIEGER, II, MARRIED, of record in Instrument No. 20010530-0055872, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

JANA FITE HERBISON, spouse of the above named MARK HERBISON, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of JANA FITE HERBISON pursuant to a Power of Attorney executed by same on the 29th day of May 2003, and being filed for record in Instrument No. 20030702009147 8 and being recorded simultaneously herewith.

BEING the same property conveyed to the Grantor(s) herein by Deed of even date and being filed for record in Instrument No. _____, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 5025 Hillsboro Road #6H, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 29th day of May, 2003.

MARK HERBISON

JANA FITE HERBISON

By: _____
Mark Herbison, 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, the within named Mark Herbison married, the bargainor(s), 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 Brentwood, Tennessee, this 29th day of May, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

On this 29th day of May, 2003, before me personally appeared Mark Herbison, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Jana Fite Herbison, and acknowledged that he executed the same as the free act and deed of the said Jana Fite Herbison.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.