WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/03 13:40 2pgs
Fees:13.00 Taxes:572.58
20030728-0105123

TRACEY TRUITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,750.00

Forrest W. Beavin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2003.

Tracey Truitt
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3651

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forrest Beavin	ABN AMRO Mortgage Group Inc	156-02-0-005.00
(NAME)	(NAME)	
713 Harpeth Knoll Court	PO Box 5064	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Troy Michigan 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Philip D. Herren and wife, Patricia L. Herren Trustees, U/A/D April 26, 1996 of the Herren Joint Revocable Living Trust Agreement, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Forrest Beavin,

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 242 on the Plan of Harpeth Valley Park, as of record in Plat Book 4060, Page 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Philip D. Herren and wife, Patricia L. Herren by Warranty Deed from Edna L. Green, unmarried, dated February 14, 1995, of record in Book 9596, Page 497, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Phillip D. Herren and wife, Patricia L. Herren Trustees, U/A/D April 26, 1996 of the Herren Joint Revocable Living Trust Agreement, by Quitclaim Deed from Philip D. Herren and wife, Patricia L. Herren, Individually, date April 26, 1996, of record in Book 10047, Page 132, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 713 Harpeth Knoll Court, Nashville, TN 37221

(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 our hands this 23rd day of July, 2003.

Philip D. Herren, Trustee
Philip D. Herren, Trustee

Patricia L. Herren, Trustee
Patricia L. Herren, Trustee

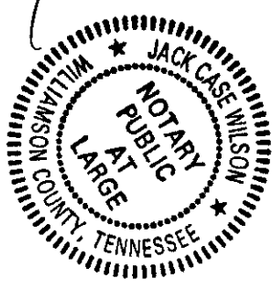
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip D. Herren and wife, Patricia L. Herren Trustees, U/A/D April 26, 1996 of the Herren Joint Revocable Living Trust Agreement the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of July, 2003.

Commission expires: 4/16/06



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027