WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-25-04
(AFFIX SEAL)

PENNY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/21/03 14:07 2pgs
Fees:13.00 Taxes:673.40

20030821-0121641

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

B-3706

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen H. Smith	Maureen H. Smith	142-02-0-217.00
(NAME)	(NAME)	
7412 Harness Drive	7412 Harness Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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. or 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 Maureen H. Smith, 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. 244 on the plan of Cross Timbers, Section 5, of record in Book 4175, Page 115, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Philip D. Herren and spouse, Patricia L. Herren by Warranty Deed from Andrew R. Patner and spouse, Charlene R. Patner, dated August 20, 1999, of record in Book 11632, Page 870, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Philip D. or 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 spouse, Patricia L. Herren, dated May 3, 2000, of record in Instrument Number 20000503-0044729, Register's Office for Davidson County, Tennessee.

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 7412 Harness Drive, 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 my hand this 13th day of August, 2003.

Philip D. or Patricia L. Herren, Trustees U/A/D April 26, 1996, of the Herren Joint Revocable Living

By: Philip D. Herren, Trustee
Philip D. Herren, Trustee

Attest: Patricia L. Herren Trustee
Patricia L. Herren, Trustee

STATE OF TENNESSEE

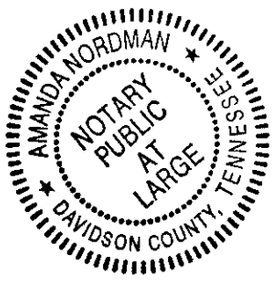
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip D. Herren and 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 13th day of August, 2003.

Commission expires: 1/29/05

Notary Public



RETURN TO:

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