WARRANTY DEED

FILE BOX 19B
04-06-043-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,522.12.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of October, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
EDWARD T. HERBERT	FREMONT INVESTMENT & LOAN	135-16-A
(NAME) P.O. Box 120621	(NAME) 175 N. Riverview Drive	068.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Anaheim, CA 92808	
(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, **RICHARD J. BRAUN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDWARD T. HERBERT, MARRIED**, 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 Lot No. 121, on the Plan of Subdivision for tracts 8, 9, and 10, Nashboro Village, of record in Book 5200, Pages 186, 187, 188, and 189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard J. Braun, by Deed from James P. Carroll, Sr., and wife, Joyce D. Carroll (1/2 interest) and Julie D. Hatchell (1/2 interest), and unmarried person, of record in Book 10000, Page 942, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 4827, Page 14, in Book 5465, Page 561, and in Book 5588, Page 429, 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.

Davidson County DEEDWARR
Recvd: 11/02/04 08:23 2pgs
Fees:13.00 Taxes:390.43
20041102-0131170

BEING unimproved ☐
Improved ☒ property known as: 600 Somerset Drive, Nashville, TN, 37217.

(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, my hand, this 29th day of October, 2004.

RICHARD J. BRAUN

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 **RICHARD J. BRAUN, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.