File No. [redacted]0874

WARRANTY DEED

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/18/05 11:03 2 pgs
Fees:13.00 Taxes:751.10

20050718-0083015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Herring Jr.	Amsouth Bank	Map 059-01-0
(NAME)	(NAME)	
6109 Beals Lane	2050 Parkway Office Circle	Parcel 020.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Birmingham, Alabama 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Barbara Hodge Thompson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **George E. Herring, Jr. and wife, Chevene D. Herring, husband and wife,** 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 all of Lot No. 3, on the Plan of Vista Estates, as shown by plat appearing of record in Plat Book 4460, Page 196, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kenneth Sims Thompson and wife, Barbara Hodge Thompson by Warranty Deed dated July 12, 1974 of record in Book 4836, Page 164, Register's Office for Davidson County, Tennessee. The said Kenneth Sims Thompson died on January 17, 1997, leaving Barbara Hodge Thompson the sole surviving tenant by the entirety.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7663, Page 726; all matters shown on the plan of record in Plat Book 4460, Page 196; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6109 Beals Lane, Nashville, TN 37218
(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 I am 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 I do further covenant and bind myself, my 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/our hand(s) this 15th day of July, 2005.

Barbara Hodge Thompson

Barbara Hodge Thompson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barbara Hodge Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of July, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: [redacted]0874

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076