WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/05 10:52 2 pgs
Fees:13.00 Taxes:1139.49

20051207-0147197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,970.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WENDY M. JENKINS NOTARY PUBLIC AT LARGE My Commission Exp. July 2, 2006 DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron Edwards Herlong	**Byron Edwards Herlong**	**MAP 83-9**
(NAME) **1511 Forrest Avenue**	(NAME) **1511 Forrest Avenue**	**PARCEL 358**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(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, I, **PATRICIA A. BLACK-CLARK** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BYRON EDWARDS HERLONG, III, a single person,** 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, State of Tennessee being Lot No. 60 in the Subdivision of the A.V.S. Lindsley 29 acre Tract, a plan of which is of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 50.0 feet on the northerly side of Forrest Avenue and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Patricia A. Black-Clark, married by Warranty Deed from Michael R. Belongie and wife, Robyn R. Belongie filed for record March 11, 1998, in Book 10834, page 125, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been paid and prorated by both parties; (b) all matters appearing on the plan of record in Book 57, page 66, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1511 Forrest Avenue, Nashville, TN 37206

(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 30th day of November, 2005.

Patricia A. Black-Clark

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Patricia A. Black-Clark the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2005.

Commission expires:



Robert L. Scruggs Notary Public