ERIN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ann Perkett	First Horizon Home Loan Corp	115-12-60
(NAME) 6206 Bresslyn Road	(NAME) 1555 W Walnut Ln	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Irving, TX 75038	
(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,

THOMAS HERBERT JR. AND WIFE, KATHY HERBERT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH ANN PERKETT, UNMARRIED

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. 135 on the Plan of West Meade Farms, Inc., Section F, as of record in Book 1835, Page 71, Register's Office for said County, Tennessee, to which Plat reference is made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Herbert, Jr. and wife, Kathy Herbert by deed from Warren Keith Dunham of record in Instrument Number 20000501-0042813, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6206 Bresslyn Road, Nashville, TN 37205
(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/our hand(s) this 25th day of July, 2006.

Davidson County DEEDWARR
Recvd: 08/01/06 10:31 2 pgs
Fees:13.00 Taxes:1794.50
20060801-0093186

Thomas Herbert Jr.

Kathy Herbert

STATE OF TENNESSEE

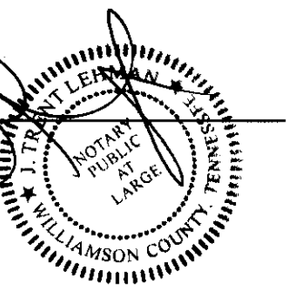
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Herbert Jr. and wife, Kathy Herbert, 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 25th day of July, 2006

Commission expires: 11/30/09

Notary Public



After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
OLTN07049