RECORD & RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$989,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JASON CHAFFIN
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Herbst **Erin L. Herbst**	MortgageIT, Inc. 33 Maiden Lane 6th Floor New York, NY 10038	**130-1-185**
(NAME) **111 Blackburn Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) ,	
(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, **Christopher P. Samuels and spouse, Acra H. Samuels**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Herbst and wife, Erin Herbst**, 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. 113 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, pages 94 and 95, Register's office for said County.

Said Lot No. 113 fronts 60 feet on the northeasterly margin of Blackburn Avenue and extends back 180 feet on the northwesterly line and 185 feet on the southeasterly line to a dead line in the rear, measuring 60.2 feet thereon.

Being the same property conveyed to Christopher P. Samuels and spouse, Acra H. Samuels by deed dated July 12, 2001 from Robert M. Hutton and spouse, Jacqueline R. Hutton of record in Instrument No. 20010724-0078020, said Register's office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **111 Blackburn Avenue, 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 our hands this 26th day of July, 2007.

Christopher P. Samuels

Acra H. Samuels

Davidson County DEEDWARR
Recvd: 07/27/07 11:15 2 pgs
Fees:13.00 Taxes:3659.30

20070727-0089424

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher P. Samuels and spouse, Acra H. Samuels, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF JULY, 2007.

Commission expires: 3-21-09

Laura B. Rininger

Notary Public

