WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/08 10:30 2 pgs
Fees:13.00 Taxes:582.75

20081223-0122277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Phillip Anthony Herbert, Jr.	Phillip Anthony Herbert, Jr.	135160A05900CO
(NAME)	(NAME)	
2505 Somerset Drive	2505 Somerset Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37219	
(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, Ruth R. Sykes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Anthony Herbert, Jr., 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:

Being Lot No. 76 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, as of record in Book 5200, pages 186, 187, 188, and 189, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Mathew J. Sykes Jr., and wife Ruth R. Sykes, by deed of record in Book 9150, Page 811, Register's Office for Davidson County, Tennessee.
The said Mathew J. Sykes Jr. having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ■ property, known as 2505 Somerset Drive, Nashville, TN 37219
(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.

REGISTER'S OFFICE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

DEC. 8. 2008 11:28AM ADVANTAGE TITLE 615-777-2815 NO. 2554 P. 2

Witness my hand this 4th day of September, 2008.

Ruth R. Sykes

Ruth R. Sykes

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 Ruth R. Sykes 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2008.

Commission expires: 5.7.2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public