Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090075272 DEEDWARR
Recvd: 11/04/09 10:33 2 pgs
Fees:13.00 Taxes:2035.00
20091104-0101885

39-B
File #09-1289

Record and Return to:

Tennessee Title Services
8005 Church St E s 216
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Sevier Herbert and wife, Jessica Herbert,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Natalie Renee Dickson,** , hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 2 and the Northerly fifty (50) feet of Lot No. 3 in Block "D" on the Plan of W.M. Cantrell's Subdivision, as of record in Book 332, page 85, of the Register's Office for Davidson County, Tennessee, said Lot No. 2 and the Northerly 50 feet of said Lot No. 3 being more particularly described by metes and bounds as follows:

Beginning at a point in the Western margin of Stokes Avenue, which point is the Northeast corner of said Lot No. 2 in said Block "D" and is 300 feet northerly from the southeast corner of Block "D" and running thence 228-3/4 feet more or less to the center of a 15 foot alley; thence Southerly with the center of said alley 150 feet to the Northerly line of a piece of property heretofore conveyed by R.D. Herbert and wife, Alva Scudday Herbert, to Robert D. Herbert, Jr. and wife, Anne Brown Herbert; thence Easterly with the northerly line of said property so conveyed to Robert D. Herbert, Jr. and wife, Anne Brown Herbert, 228-3/4 feet more or less to the Westerly margin of Stokes Avenue; thence Northerly with the Westerly margin of Stokes Avenue 150 feet to the point of beginning.

Being the same property conveyed to John Sevier Herbert and wife, Jessica Herbert by deed from Alva Louise Herbert and Mary Rose Herbert dated March 1, 2007 of record as Instrument No. 20070308-0028895 and by Quitclaim Deed recorded as Instrument no. 20070308-0028896, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 611 Lynnbrook Road, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of October, 2009.

John Sevier Herbert

Jessica Herbert

State of Tennessee)
County of Davidson)

On this 30th day of October, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Sevier Herbert and Jessica Herbert, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Angela Williamson
Notary Public

My Commission Expires: 5/22/10

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 550,000.00.

Tracey Perry
Affiant

Sworn and subscribed before me on this the 30th day of October, 2009.

Notary Public

My Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NEW OWNER:
Natalie Renee Dickson
611 Lynnbrook Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner
319 Lauderdale Rd.
Nashville, TN 37205

TAX MAP-PARCEL #:
117-1-67