39-B

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of December, 2009 Notary Public MY COMMISSION EXPIRES: 5/22/11 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090083541 DEEDWARR
Recvd: 12/10/09 15:12 2 pgs
Fees: 13.00 Taxes: 1165.50
20091210-0113071

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Herbert and Jessica Herbert	Franklin American Mort.	083-02-0-036.00
(NAME)	(NAME)	
1427 Greenwood Avenue	501 Cor. Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **David Miller, II, unmarired**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Herbert and wife, Jessica Herbert**, 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 the easterly 60 feet of Lot No. 4, on the Plan of H. M. Doak's Subdivision, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 60 feet on the north side of Greenwood Avenue, and runs back between lines 200 feet to an alley.

Being the same property conveyed to Eric S. Mansfield, unmarried and David Miller, II, unmarried by Warranty Deed from Charles Dean Cochran and wife, Michelle M. Cochran, dated October 25, 2004 and recorded in Instrument No. 20041026-0128792, Register's Office for Davidson County, Tennessee. Said Eric Scott Mansfield died without a will on November 11, 2005, David M. Miller, II received property by Letters of Administration dated November 6, 2005 and filed in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1427 Greenwood Avenue, Nashville, TN 37206

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, has 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 **7th** day of **December, 2009**

David Miller, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **David Miller, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **December, 2009**

Notary Public

My commission expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010