Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0006H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$45,100.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20110005299 DEEDWARR
Recvd: 01/27/11 08:10 2 pgs
Fees:13.00 Taxes:166.87
20110127-0007403

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of January, 2011

Notary Public
Commission Expires: 9.17.2011

ADDRESS OF NEW OWNER:
Joseph Herbert
708 Myrtle Street
Nashville, TN 37206

SEND TAX BILLS TO:
Owner

MAP & PARCEL
082-08-0-183.00

WARRANTY DEED

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,

Catherine D. Herbert, Executrix of the Estate of Cordelia G. Dixon, deceased

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Herbert and wife, Catherine 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 all of Lot No. 190 of Block 2 in F. C. Beasley's McFerrin Addition to East Nashville, and filed of record in Book 57, Page 136, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ernest W. Dixon, Jr., and wife, Cordelia G. Dixon by Warranty Deed dated April 22, 1947 from John S. Bransford and Dudley Bransford, Trustees and Robert Lusk, filed of record in Book 1471, Page 331, in the Register's Office for Davidson County, Tennessee. The said Ernest W. Dixon Jr., having died July 29, 1975 and the said Cordelia K. Dixon, having died March 17, 2005. Said property approved for sale through the Probate Court of Rutherford County, Tennessee dated January 5, 2011 through the Estate of Cordelia G. Dixon.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property taxes for the year 2011 and every year thereafter; any and all matters on plan of record in Plat Book 57, Page 136; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 708 Myrtle Street 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 I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th **day of January, 2011**

Estate of Cordelia G. Dixon

Catherine D. Herbert, Executrix

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned notary public, of the state and county aforesaid, personally **Catherine D. Herbert, Executrix**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the Executrix of the **Estate of Cordelia G. Dixon**, the within named bargainor, and that she as such **Executrix**, as duly authorized, she executed the foregoing instrument for the purposes therein contained, by signing the name of the **Estate** by herself as **Executrix**.

Witness my hand and official seal this the 12th **day of January 2011**

Notary Public
My Commission Expires: June 17, 2013

A. HAZLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN
My Commission Expires June 17, 2013