WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **April, 2011**

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110025162 DEEDWARR
Recvd: 04/28/11 15:15 2 pgs
Fees:13.00 Taxes:845.45
20110428-0032666

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan C. English	Tennessee Bank & Trust	82-16-312.00
(NAME)	(NAME)	
308 South 7th Street	330 Mayfield Drive #C-6	
(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/WE, **Nathan D. Herweyer and Erin E. Taack**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Susan C. English**, an unmarried woman, 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 parts of Lots 16 and 17 on the Plan of Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, described as Follows: Beginning at a point in the westerly margin of south 7th Street 79.5 feet; more or less, northwardly from the northerly margin of Boscobel Street; thence with the westerly margin of South 7th Street; Northerly 95.5 feet to the southerly margin of an alley; thence westwardly with the southerly margin of said alley 100 feet, more or less, to the common corner of Lots 17 and 18; thence with the line between said two lots southwardly 95.5 feet, more or less, to a point 79.5 feet, more or less, from the northerly margin of Boscobel Street; thence eastwardly and parallel to said Boscobel street, 100 feet, more or less to the point of beginning.

Being the same property conveyed to Nathan D. Herweyer and Erin E. Taack, husband and wife, by Warranty Deed from John Elam and wife Lulu Elam, dated December 21, 2009 and recorded in Instrument No. 20091223-0116646, in the Register's Office 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 ☒ property, known as 308 South 7th 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 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 **26th** day of **April, 2011**

Nathan D Herweyer by Melissa Turecki as Attorney in Fact

Nathan D. Herweyer by Melissa Turecki as Attorney in Fact

Erin E. Taack by Melissa Turecki as Attorney in Fact

Erin E. Taack by Melissa Turecki as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of April, 2011, before me personally appeared Melissa Turecki, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Nathan D. Herweyer, and who acknowledged that she executed the same as the free act and deed of the said Nathan D. Herweyer, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book * , page _____, said Register's Office. * 20110428-0032665

Witness my hand and official seal this 26th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OFDAVIDSON

On this the 26th day of April, 2011, before me personally appeared Melissa Turecki, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Erin E. Taack, and who acknowledged that she executed the same as the free act and deed of the said Erin E. Taack, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book ** , page _____, said Register's Office. ** 20110428-0032665

Witness my hand and official seal this 26th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON