39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033742 DEEDWARR
Recvd: 06/06/11 13:40 2 pgs
Fees:13.00 Taxes:828.80
20110606-0043248

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2011

Notary Public

MY COMMISSION EXPIRES: 5-26-

(AFFIX SEAL)

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
Julie R. Field	SunTrust Mortgage	155030D00600CO
(NAME)	(NAME)	
400 West Griffin	401 Commerce St. Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37219	
(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, **Stephen M. Herndon and wife, Nancy L. Herndon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julie R. Field, and spouse, Jon Kropski**, 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 Lot No. 6 on the Final Plat of Allens Green, Section 1 of record in Plat Book 7900, page 632, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen M. Herndon and wife, Nancy L. Herndon, by Warranty Deed from Zaring Homes, Inc. dated October 27, 1994 recorded in Book 9504, page 235, 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 400 West Griffin, Nashville, TN 37221

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 **2nd** day of **June, 2011**

Stephen M. Herndon

Nancy L. Herndon

STATE OF TENNESSEE
COUNTY OFDAVIDSON

Personally appeared before me, the undersigned authority, **Stephen M. Herndon and Nancy L. Herndon**, 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 **2nd** day of **June, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON