WARRANTY DEED return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215 KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $265,000.00 Jessica Adams Affiant Subscribed and Sworn to before me, this 20th day of April, 2012. Notary Public My commission expires: 7/3/12

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Robyn Laurent 212 38th Ave N Nashville, TN 37209	F & M Bank 10 Cadillac Way Ste 100 Brentwood, TN 37027	10401022500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Houston Herbert,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Robyn Laurent**, hereinafter called the Grantee(s), 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 North 25 feet of Lot No. 130 and the South 38 feet of Lot 131 on the Map of West Grove Subdivision as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said parts of lots front 63 feet on the easterly side of 38th Avenue North and extend back 160 feet along the side lines to an alley.

Being the same property conveyed to William Houston Herbert by deed from Lesley Renee Herbert of record in Book 8956, page 371, Register's Office for Davidson County, Tennessee.

Spouse of grantor has no interest in said property and has never resided therein.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 421, Page 109, said Register's Office.

This is (x) improved ( ) unimproved property known as 212 38th Ave N, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

BILL GARRETT, Davidson County
Trans:T20120030122 DEEDWARR
Recvd: 04/25/12 09:27 2 pgs
Fees:13.00 Taxes:980.50
20120425-0035282

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 20th day of April, 2012.

William Houston Herbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William Houston Herbert** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2012.

Notary Public

My Commission Expires: 1/7/13

