Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120061114 DEEDWARR
Recvd: 08/16/12 09:44 2 pgs
Fees:13.00 Taxes:554.63
20120816-0073335

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~175,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/13/13

(AFFIX SEAL)

Tennessee Notary Public State of Lowhorn Diana Davidson County

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Herrin	First Liberty Financial Group, LLC	94-1-59.00
(NAME)	(NAME)	
602 S 12th Street	9520 Ormsby Station Road Ste 20	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Louisville, KY, 40223	
(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, EnTrust-Tennessee, Inc. FBO David Widmer, IRA, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ian Herrin, an unmarried person**, 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. 35 on the plan of Payne, Blakemore and Cumming's Addition to East Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50 feet on the westerly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to EnTrust-Tennessee, Inc. fbo David Widmer IRA by Warranty Deed from FLP as Trustee for the 602 S 12th Street Trust, dated October 20, 2011, filed October 25, 2011, in Instrument No. 20111025-0082987, Register's Office for 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 602 S 12th 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 31st day of July, 2012

Entrust Tennessee, Inc. FBO David Widmer, IRA

William P. Gulas, Authorized Agent

STATE OF ALABAMA
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority, Entrust Tennessee, Inc. FBO David Widmer, IRA,* 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. on behalf of EnTrust Tennessee, Inc., FBO David Widmer IRA.

Witness my hand and official seal, this 31st day of July, 2012

Ingrid Elisha Holcombe
Notary Public

My commission expires: _____

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016

* by William P. Gulas as authorized agent