This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Chad Herndon
298 Browning Rd.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
ARK LA TEX Finalcial Services
d/b/a Benchmark Homes Loans
5160 Tennyson Parkway, Suite 2000W
Plano, TX 75024

MAP 119-030
GROUP
PARCEL 129

BILL GARRETT, Davidson County
Trans:T20120088706 DEEDWARR
Recvd: 11/20/12 10:48 3 pgs
Fees:18.00 Taxes:606.80
20121120-0106990

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thelma G. Moffett, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Chad Herndon and Katharine Herndon, husband and wife**, 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. 91 on the Plan of Glencliff Estates, Section 5, of record in Plat Book 2133, page 21, Register's Office, Davidson County, Tennessee.

Said Lot No. 91 fronts 103.7 feet on the southerly side of Browning Road and runs back 146 feet on the easterly line and 259 feet on the westerly line, being a broken line, to a dead line in the rear on which it measures 133.4 feet.

Being the same property conveyed to K. R. Moffett and wife Thelma G. Moffett by deed dated November 15, 1955 from Leroy Preston and wife Lou Ella Preston of record in Book 2483, page 48, Register's Office for Davidson County, Tennessee. The said K. R. Moffett is now deceased

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **298 Browning Rd., Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **15th** day of **November, 2012.**

x Thelma G. Moffett

by Eunette Harris Attorney in Fact

Thelma G. Moffett,
by Eunette Harris, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eunette Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Thelma G. Moffett,** the bargainor, and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Thelma G. Moffett as her free act and deed.

WITNESS my hand and official seal this 15th day of November, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $164,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of November, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013