WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

~~William T. Herlston~~ Teresa G. Herlston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2012

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William T. Herlston	Southeast Financial Credit Union	Parcel ID:
2822 Blue Brick Dr.	220 S. Royal Oaks Blvd.	09606000900
Nashville, TN 37214	Franklin, TN 37064	

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, we

Walter Wayne Dube, Trustee of the Walter A. Dube Family Trust and Ola F. Dube

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William T. Herlston and wife, Teresa G. Herlston
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:

BEING Lot No. 17, on the Map of Section One, Clover Bottom Subdivision, of record in Book 1424, Page 50, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Walter Wayne Dube, as Trustee of the Walter A. Dube Family Trust by Executor's Quitclaim Deed from Walter Wayne Dube, as Executor of the Estate of Walter A. Dube, of record in Instrument 20121105-0101378, dated October 31, 2012 and conveyed to Ola F. Dube by Quitclaim Deed from Walter A. Dube and Ola F. Dube, Co-Trustees of the Walter A. and Ola F. Dube Trust, dated June 15, 1998, of record in Instrument 20060308-0026721, dated February 23, 2006, Register's Office for said County. See also deed of record in Book 11031, Page 330, dated June 15, 1998 and deed of record in Book 1907, Page 249, dated October 17, 1950, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1581, Page 427, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1424, Page 50, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2822 Blue Brick Dr., Nashville, TN 37214

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, have 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 21st day of November, 2012.

Walter A. Dube Family Trust

BY: Walter Wayne Dube, Trustee

Ola F. Dube

BILL GARRETT, Davidson County
Trans:T20120089661 DEEDWARR
Recvd: 11/26/12 11:03 2 pgs
Fees:13.00 Taxes:555.00

20121126-0108151

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Wayne Dube, Trustee of Walter A. Dube Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of Walter A. Dube Family Trust, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2012.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ola F. Dube, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2012.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.