WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-8-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Herren	SUNTRUST MORTGAGE, INC.	147-5-121
(NAME) 300 Bramblewood Drive	(NAME) 901 SEMMES AVE,	
(ADDRESS) Nashville, TN 37211	(ADDRESS) RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20122057

For and 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, William Newton Ealy and wife, Casey Ealy**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David J. Herren and Jessie F. Herren, 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. 410 on the Plan of Crieve Hall Estates, Section 6, of record in Plat Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to James A. Ealy a/k/a James Ealy and wife, Evelyn Hurst Ealy, and William Newton Ealy, unmarried, and Joyce J. Ealy, unmarried, dated April 27, 2005, of record in Instrument No. 20050504-0049798, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to William Newton Ealy and wife, Casey Ealy by deed from James A. Ealy a/k/a James Ealy and wife, Evelyn Hurst Ealy, William Newton Ealy and wife, Casey Ealy and Joyce J. Ealy, of record in Instrument No. 20121219-0117092, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 Davidson County Taxes, which have been paid, and subsequent years, a lien not yet due and payable; (b) easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2331, pages 1 and 2, Register's Office for said County; and (c) all restrictions, easements and planning documents of record.

BILL GARRETT, Davidson County
Trans:T20120097163 DEEDWARR
Recvd: 12/19/12 15:02 2 pgs
Fees:13.00 Taxes:776.63

20121219-0117093

unimproved ☐

This is improved ☒ property, known as 300 Bramblewood Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 17th day of December, 2012.

William Newton Ealy

Casey Ealy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 17th day of December, 2012.

Commission expires:

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013