Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Herrell, and wife, Connie S. Herrell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelley Newman, and Sean Newman, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, TN being Lot No. 174 on the plan of Banbury Crossing, Section 5A, of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David M. Herrell and wife, Connie S. Herrell by deed from Bradley T. Overton and wife Nancy Overton dated May 29, 2008, as Instrument No. 20080602-0056088 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1228 Banbury Row, Brentwood TN, 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of March, 2013.

David M. Herrell by: Jennifer Wakefield, attorney in fact

David M. Herrell
by Jennifer Wakefield, Attorney-in-Fact

Connie S. Herrell by: Jennifer Wakefield, Attorney in fact

Connie S. Herrell
by Jennifer Wakefield, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130018001 DEEDWARR
Recvd: 03/05/13 11:38 2 pgs
Fees:13.00 Taxes:1191.40
20130305-0021908

State of Tennessee
County of Davidson

On this the 1st day of March, 2013, before me personally appeared Jennifer Wakefield, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David M. Herrell and Connie S. Herrell acknowledged that such person executed the same as the free act and deed of David M. Herrell and Connie S. Herrell.

Notary Public

My commission expires: 7-8-13

KENNETH W. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 322,000.00.

Meghan Gidding
Affiant

Sworn and subscribed before me on this the 1st day of March, 2013.

Notary Public

My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kelley Newman 1228 Banbury Row Brentwood, TN 37027	New owner	172-9-A-178.00