NEW OWNER:

Phillip L. Beaulieu, Jr. and Dawn Borromeo Beaulieu
111 BLACKBURN AVE
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

Map 130
Group 01-0
Parcel 185.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0227

BILL GARRETT, Davidson County
Trans:T20130028509 DEEDWARR
Recvd: 04/08/13 14:52 3 pgs
Fees:18.00 Taxes:3256.00
20130408-0034637

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Eighty Thousand and 00/100 Dollars ($880,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN HERBST and wife ERIN HERBST** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PHILLIP L. BEAULIEU, JR. and wife, DAWN BORROMEO BEAULIEU,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, Pages 94 and 95, Register's office for said County.

Said Lot No. 113 fronts 60 feet of the northeasterly margin of Blackburn Avenue and extends back 180 feet on the northwesterly line and 185 feet on the southeasterly line to a dead line in the rear, measuring 60.2 feet thereon.

Being the same property conveyed to John Herbst and wife Erin Herbst by Warranty Deed from Christopher P. Samuels and wife Acra H. Samuels, dated July 26, 2007 of record in Instrument Number 20070727-0089424, Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 111 Blackburn Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of April, 2013.

John Herbst
JOHN HERBST

By: Celia Stewart Rouse, Attorney-In-Fact
Celia Stewart Rouse, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, ROWCT.

Erin Herbst
ERIN HERBST

By: Celia Stewart Rouse, Attorney-In-Fact
Celia Stewart Rouse, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, ROWCT.

*201304080034636

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CELIA STEWART ROUSE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **JOHN HERBST AND ERIN HERBST**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of April, 2013.

Christy Malone-Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-16-2015

CHRISTY MALONE-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$880,000.00.**

AFFIANT

Sworn to and subscribed to before me this 3rd day of April, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

