REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20130040215 DEEDWARR
Recvd: 05/14/13 13:46 2 pgs
Fees:13.00 Taxes:906.50
20130514-0048612

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $245,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 9 DAY OF May, 2013.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
R. W. Hardison, Esq.
Hardison Law Office, PLLC
506 N. High Street
P. O. Box 1967
Columbia, TN 38402-1967

SEND TAX BILLS TO:
Avenue Bank
3823 Cleghorn Ave
Nashville, TN 37215

NEW OWNER:
Debra K. Herring
1012 Grove Court
Brentwood, TN 37027

GENERAL WARRANTY DEED

This indenture is made and entered into this 9th day of May, 2013 between ANNE R. BARTELS, AN UNMARRIED PERSON (hereinafter referred to as "GRANTOR") and DEBRA K. HERRING, AN UNMARRIED PERSON (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

LAND in Davidson County, Tennessee, being UNIT No. 25, on the plan of Barrington Place, according to the Master Deed of record in Instrument No. 20050914-011701 re-recorded in Instrument No. 20051025-0128696, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Instrument No. 20050404-0036360, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Anne R. Bartels by instrument of record in Instrument 20071115-0133942 in the Davidson County, Tennessee Register of Deeds office. See Also Instrument #20120815-0073093 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 171.04-0C-025.00-CO

Property Address: 1012 Grove Court, Brentwood, TN 37027

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

ANNE R. BARTELS

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Anne R. Bartels, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 9th day of May, 2013.

NOTARY PUBLIC
Commission Expires: June 13, 2016

MARIAN HOLLY YOUNG NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires June 13, 2016 No. EE 207795