PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130049001 DEEDWARR
Recvd: 06/11/13 15:24 2 pgs
Fees:13.00 Taxes:1402.30
20130611-0059499

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52611
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Virgil Herring **Isabele Herring** **5955 Post Road** **Nashville, Tennessee 37205**	New owner

TAX MAP-PARCEL NUMBERS: 11613007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$379,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen H. McHugh and wife, Betty B. McHugh**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Virgil J. Herring and ~~wife~~ Isabele L. Herring,** *husband and wife, 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, Tennessee, being Lot No. 390 on the Plan of Hillwood Estates, Section 15 of record in Book 2900, page 117, Register's Office for said County.

Said Lot No. 390 fronts 180 feet on the westerly margin of Post Road and extends back 227.33 feet on the northerly line and 225.76 feet on the southerly line to a dead line in the rear, measuring 180 feet thereon.

Being the same property conveyed to Stephen H. McHugh and wife, Betty B. McHugh, by Warranty Deed form Margaret J. Eggstein and Annie Lou Orton dated November 19, 1969 and recorded on November 21, 1969, of record in Book 4381, page 469, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 117, said Register's Office, which Plan shows a 75foot minimum building setback line from Post Road, a 10 foot easement for public utility purposes along the rear line, a 10 foot easement along the southerly line and a 15 foot N.E.S. easement located on the southerly line of said lot; Subject to the right of way of the N.C. and ST. L. RR along the rear of said lot.

This is improved property, known as: 5955 Post Road, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 6th day of June, 2013.

Stephen H. McHugh

Betty B. McHugh

State of TENNESSEE
County of DAVIDSON

On this 6th day of June, 2013 , before me the undersigned authority, personally appeared Stephen H. McHugh and Betty B. McHugh , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $379,000.00

Affiant

Sworn and subscribed before me this the 6th day of June, 2013

Notary Public

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County