(1)

BILL GARRETT, Davidson County
Trans:T20130079482 DEEDWARR
Recvd: 09/13/13 09:18 2 pgs
Fees:13.00 Taxes:3145.00
20130913-0096651

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSH-130700116S

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Erik Regis Herbert and Rachel Jones Herbert	Farmington Financial Group LLC ~~Erik Regis Herbert and Rachel Jones Herbert~~	13002016500
(Name)	(Name)	
4419 Iroquois Avenue	2002 Richard Jones Rd.#300A	
(Address)	(Address)	
Nashville, TN 37205	Nashville, TN 37215	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Kerri L Cavanaugh, married

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Erik Regis Herbert and Rachel Jones Herbert ,

Husband and Wife

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, being the Easterly 13.16 feet of Lot No. 3 and the Westerly part of Lot No. 4 on the Plan of the Subdivision of Lot Nos. 11 and 46 and parts of Lots Nos. 10, 44-Bm 45 and 47 in Belle Meade Plan No. 2 as of record in Book 421, Page 55, Register's Office for said County, and also part of Lot No. 47 on the Plan of Belle Meade Subdivision Nos. 2, as of record in Book 421, Page 51, Register's Office for said County, described according to a survey made by S.R. Sanford, Jr., Surveyor, November 22, 1947, as follows:

Beginning on the Southerly margin of Iroquois Place (now known as Iroquois Avenue at a point 13.16 feet West of the corner of Lots Nos. 3 and 4, being 500 feet East of the Easterly margin of Belle Meade Boulevard; thence Southwardly and parallel with the line between lots Nos. 3 and 4, 217 feet to an old iron pin; thence Eastwardly 112.32 feet to a post; thence Northwardly 181.4 feet to the intersection of the Westerly line of the property conveyed to Donald M. Street and wife by Deed from New York Life Insurance Company of record in Book 881, Page 210, said Register's Office, being 36.07 feet South of the Northwest corner of said Street's property; thence leaving said line and continuing Northwardly 36 feet, in all 217.4 feet to a bolt on the Southerly margin of Iroquois Place (now known as Iroquois Avenue), being 2 feet 4 inches West of said Street's Northwest corner; thence with said margin, Westwardly 122.82 feet to the beginning.

Being the same property conveyed to Michael J. Schlosser and spouse, Kerri L. Cavanaugh, by Warranty Deed from Edwin B. Peel, Jr. and Hilton B. Forcrum, Co-Trustees of the Amy Williams Trust, dated May 1, 2006, of record in Instrument No. 20060503-0051319, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Michael J. Schlosser and spouse, Kerri L. Cavanaugh to Kerri L. Cavanaugh as recorded on the 30th day of June, 2010 in Instrument No. 20100630-0051310, in the Register's Office of Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 4419 Iroquois Avenue, Nashville, TN, 37205.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 4th day of September, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kerri L Cavanaugh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Angela Howard AH ~~Kerri L Cavanaugh~~, a Notary Public in and for said County and State, Kerri L Cavanaugh the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN this 4th day of Sept. 2013

TN_WarrantyDeed.ndw
LCK - CM
06/26/2007

NSH-130700116S
09/04/13 @ 09:54:AM

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6/21/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $650,000.00.

Subscribed and sworn to before me this 4th day of September, 2013.

Affiant

Notary Public

My commission expires: 03-01-
(Affix Seal)

GEORGETTE' R. KENNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY