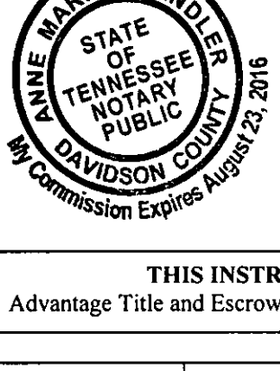
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Herrington, Jr. and Catherine Herrington	SWBC MORTGAGE CORPORATION	11608010100
(NAME)	(NAME)	
3812 Dartmouth Avenue	9311 SAN PEDRO AVE, SUITE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David C. Ehrmann and spouse, Sarah E. Ehrmann, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Herrington, Jr. and Catherine Herrington, Husband and Wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 and the southeasterly part of Lot No. 15 of Block "A" on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, Register's Office for said County, described according to survey thereof made by Z.J. Wilkinson, Surveyor, September 26, 1942, as follows:

Beginning on the northerly margin of Dartmouth Lane at a point 263.9 feet east of the easterly margin of Woodmont Land, said point being the center line of a rock drain; thence with the center of said drain North 32 degrees east 10 feet and North 20 degrees east 152 feet to the dividing line between Lots No. 15 and 16; thence leaving said drain and with said dividing line north 1 degree 15 minutes east 27.5 feet to a stake at the common corner of Lots 7 and 8 and 15 and 16; thence with the line between Lots Nos. 7 and 16, south 88 degrees 45 minutes east 75 feet to the common corner of Lots 6, 7, 16 and 17; thence with the line between Lots Nos. 16 and 17 southwardly 180 feet to the northerly margin of Dartmouth Lane; thence with said Lane westwardly 127.8 feet to the point of beginning.

Being the same property conveyed to David C. Ehrmann and spouse, Sarah E. Ehrmann, by deed of record in Instrument Number 20101203-0096634, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee. Easement for the flow on an unnamed creek or body of water.

unimproved ☐

This is improved ☒ property, known as 3812 Dartmouth Avenue, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20130106244 DEEDWARR
Recvd: 12/20/13 15:44 2 pgs
Fees:13.00 Taxes:1350.50
20131220-0128902

Witness our hands this 18th day of December, 2013.

David C. Ehrmann by Sarah E. Ehrmann, Attorney-in-Fact

Sarah E. Ehrmann

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah E. Ehrmann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 18th day of December, 2013.

Commission expires:

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 18th day of December 2013 before me personally appeared Sarah E. Ehrmann, the person who executed the foregoing instrument on behalf of David C. Ehrmann, and acknowledged that she executed the same as the free act and deed of the said David C. Ehrmann, through Power of Attorney granted his by the said David C. Ehrmann.

Witness my hand and official seal at Franklin, Tennessee this 18th day of December, 2013.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County