BILL GARRETT, Davidson County
Trans:T20140002978 DEEDWARR
Recvd: 01/14/14 13:06 2 pgs
Fees:13.00 Taxes:592.00

20140114-0003739

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **December, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Douglas Hester	NEW OWNER	072 13 0 225.00
(NAME) PO Box 1251	(NAME)	
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Byron E. Herlong III**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **R. Douglas Hester, unmarried and Ray W. Hester, as Tenants in Common with Right of Survivorship**, 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. 1 on the Plan of Resubdivision of the Consolidation of Lot 186 of Trevecca, Subdivision of Renraw, of record in Instrument No. 20040527-0062249, amending Plat in Instrument No. 20020830-0105356 and Plat Book 6050, page 86, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Byron E. Herlong III, an unmarried man by Warranty Deed from Michael W. O'Neill and Eric Crafton dated February 28, 2008, of record in Instrument No. 20080305-0022306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 952 Strouse Avenue, Nashville, TN 37206

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, has 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.

Witness our hands this 30th day of December, 2013

Byron E Herlong

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, the undersigned authority, Byron E Herlong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2013

Notary Public

My commission expires: 12/07/2015

TERESA JUSTICE
MY COMMISSION # EE 151677
EXPIRES: December 7, 2015
Bonded Thru Notary Public Underwriters

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122