This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $219,900.00.

Affiant

Subscribed and sworn before me this the 1st day of April, 2014.

Notary Public
My commission expires: 5/20/14

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140023193 DEEDWARR
Recvd: 04/07/14 10:08 2 pgs
Fees:13.00 Taxes:813.63
20140407-0028614

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Firmus Development, LLC 504 Acklen Park Drive Nashville, TN 37205	Firmus Development, LLC ~~New Owner~~ 718 Thompson Lane, Suite 108-428 Nashville, TN 37204	104-01-0-400.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM VAN HERALD AND ASHLEY HERALD SHAKE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FIRMUS DEVELOPMENT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 in the 1st Addition of Wrenwood Subdivision, a plat of which is of record in Book 2330, Page 165, said Register's Office, Davidson County, Tennessee.

Said Lot No. 3 fronts 71 feet on the northwesterly side of Acklen Park Drive and extends back between parallel lines 95.0 feet on the southwesterly line and 90.35 feet on the northeasterly line, to the railroad right-of-way fence line and measures 71.0 feet thereon.

Being the same property conveyed to James N. Ashley and wife, Euzella B. Ashley by Warranty Deed from S.D. Harrison Company, Inc. of record in Book 2926, Page 79; dated July 15, 1959; said Register's Office for Davidson County, Tennessee. The said Euzella B. Ashley, a/k/a Minnie Euzella Ashley, died on September 20, 1998, leaving James N. Ashley as the surviving spouse.
The said James N. Ashley having died December 15, 2008, leaving a Last Will and Testament probated as Muniment of Title of The Last Will And Testament of James N. Ashley, Deceased, under Docket Number 10P-1641 in the Probate Court for Davidson County, Tennessee and recorded of record in Instrument No. 20140324-0023860 and Instrument No. 20140324-0023861, in the said Register's Office for Davidson County, Tennessee. Said Last Will and Testament devised said property to his daughter, Sherry Herald; with the said Sherry Herald having since died intestate on June 23, 2009. At the time of Sherry Herald's death her only heirs were her spouse, William Van Herald, and her only child, Ashley Herald Shake, as set forth in the Heirship Affidavit recorded of record in Instrument No. 20140407-0028613 said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 504 Acklen Park Drive, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 1st day of April, 2014.

William Van Herald

Ashley Herald Shake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Van Herald and Ashley Herald Shake, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2014.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY