ADDRESS NEW OWNER:
Cecil J. Barber, Jr.
317 Binkley Drive
Nashville, TN 37211

SEND TAX BILL TO:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20140039131 DEEDWARR
Recvd: 06/04/14 09:58 2 pgs
Fees:13.00 Taxes:908.35
20140604-0048251

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

MAP & PARCEL NOS.:
14702007200

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Christopher Heredia and Tracey Heredia, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Cecil J. Barber, Jr., an unmarried man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 336 on the Plan of Section Three, Caldwell Hall, of record in Book 2900, Page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Heredia and wife, Tracey Heredia, from Kenneth K. Nash and wife, Gayle C. Nash, by Warranty Deed recorded on July 1, 2005, in Instrument No. 20050701-0076136, Register's Office for Davidson County, Tennessee.

This is property with a common address of **317 Binkley Drive, Nashville, TN 37211.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Page 131, said Register's office and all matters therein; 3) Any and all restrictions and easements of record.

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of May, 2014.

Christopher Heredia

Tracey Heredia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christopher Heredia and Tracey Heredia, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **29th** day of **May 2014.**

Notary Public
My Commission Expires: 3-7-2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

File No. 1405-093

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $245,500.00.

Affiant

Subscribed and sworn before me this 29th day of May, 2014.

Notary Public
My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.