BILL GARRETT, Davidson County
Trans:T20140044148 DEEDWARR
Recvd: 06/23/14 09:32 2 pgs
Fees:13.00 Taxes:528.55

20140623-0054392

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $143,850.00

Affiant

Subscribed and sworn to before me, this 20 day of June, 2014.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

06-1405-75661

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew S. Smith 1512 Douglas Avenue Nashville, TN 37206	New Owners	084-01-0-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maxine M. Herdman, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew S. Smith and Alice M. Smith, husband and wife,** hereinafter called the Grantees, their successors 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. 58, on the Plan of Plan of Dugger Heights, Section III, of record in Book 1835, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to George M. Herdman, Jr. and wife, Maxine M. Herdman by deed from Dalewood Homes, Inc., dated May 1, 1951, recorded May 1, 1951, of record in Book 1972, Page 233, Register's Office for Davidson County, Tennessee. George M. Herman having since died on January 14, 2005.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1417 Rosebank Avenue, Nashville, TN 37206-1019.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 16 day of June, 2014.

Maxine M. Herdman, by Jonathan Andrew Hall, her Attorney in Fact

Maxine M. Herdman, by Jonathan Andrew
Hall, her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Jonathan Andrew Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument on behalf of Maxine M. Herdman as her/his attorney-in-fact, pursuant to the Power of Attorney recorded in Record Book #_____, page _____, Register's Office for Davidson County, Tennessee, and acknowledged that (s)he executed the same as the free act and deed of Maxine M. Herdman as her/his Attorney-In-Fact. #20140623-0054391

Witness my hand this 16 day of June, 2014.

Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15