File Box 8

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Rachel F
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2014.

Diane K Mann
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adelaide Herrington	New Owner	130-01-0-156.00
(NAME)	(NAME)	
3371 Lingerlonger Rd. (ADDRESS)	(ADDRESS)	
Greensboro, GA 30642 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, John C. Anderson and Jessica A. Anderson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frank C. Herrington and Adelaide F. 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. 55 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JOHN C. ANDERSON AND JESSICA A. ANDERSON, HUSBAND AND WIFE, by deed from WILLIAM DANIEL BRADSHAW, III AND CAROLINE L.H. BRADSHAW, HUSBAND AND WIFE, of record as Instrument No. 20100628-0050182, dated June 15, 2010, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 132 Blackburn Ave., Nashville, TN 37205
(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20140044754 DEEDWARR
Recvd: 06/24/14 14:12 3 pgs
Fees:18.00 Taxes:2072.00

20140624-0055129

Witness our hands this 20th day of June, 2014.

John C. Anderson

Jessica A. Anderson
by John C. Anderson, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, John C. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Jessica A. Anderson, acting as that person's agent and attorney in fact, and the said John C. Anderson acknowledged that he executed the foregoing instrument as agent and attorney in fact for Jessica A. Anderson for the purposes therein contained.

WITNESS my hand and seal, this 20th day of June, 2014.

My Commission Expires:
12-21-14

Notary Public,

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee

County of Davidson

On this 20th day of June, 2014, before me the undersigned authority, personally appeared John C. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 12-21-14

Notary

