WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-27-15

(AFFIX SEAL)

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

R-VRES-14-811

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard C. Herring and Suzanne Karr-Herring	Magna Bank	
6605 North Green Hill Rd (NAME) ~~811 Bixler Ave~~	6525 Quail Hollow Rd #300 (NAME)	**04305026300**
Mt. Juliet TN 37122 (ADDRESS) ~~Madison, TN 37115~~	Memphis TN 38120 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARTHA JANE LAIRD, INDIVIDUALLY AND AS TRUSTEE OF THE MARTHA JANE LAIRD REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD C. HERRING AND SUZANNE KARR-HERRING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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 Lot No.7 Crestview Estate, Block D of record in Plat Book 5190, Page 481, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha Jane Laird, as Trustee for The Martha Jane Laird Revocable Living Trust by deed from Martha Jane Laird of record in Instrument No. 20041116-0137172 Register's Office for Davidson County, Tennessee, dated November 11, 2004 and recorded on November 15, 2004.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **811 Bixler Ave, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140049319 DEEDWARR
Recvd: 07/10/14 13:27 2 pgs
Fees:13.00 Taxes:358.90
20140710-0060862

Witness my/our hand(s) this the 7th DAY OF JULY, 2014.

The Martha Jane Laird Revocable Living Trust

BY: Martha Jane Laird Trustee
Martha Jane Laird
Trustee

Martha Jane Laird
Martha Jane Laird, Individually

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA JANE LAIRD, TRUSTEE of THE MARTHA JANE LAIRD REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7 of July, 2014.

Jason Edward Cooper
Notary Public
My Commission Expires: 01/16/18.
(SEAL)

JASON EDWARD COOPER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144002311
MY COMMISSION EXPIRES 01/16/2018

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA JANE LAIRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of July, 2014.

Jason Edward Cooper
Notary Public
My Commission Expires: 01/16/18.
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

JASON EDWARD COOPER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144002311
MY COMMISSION EXPIRES 01/16/2018