Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn to before me this 8th day of August, 2014.

Notary Public

My Commission Expires: ~~04/04/17~~ 3/21/17 aas

BILL GARRETT, Davidson County
Trans:T20140059400 DEEDWARR
Recvd: 08/13/14 10:16 2 pgs
Fees:13.00 Taxes:1091.50
20140813-0073068

14-0330

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Chiarella	New Owner	155 08 0 E
7320 Olmsted Drive		011.00CO
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jason Herrington and Jane E. Tidwell Herrington, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan Chiarella, a married woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Re-subdivision of Bellevue Highlands, Phase 1, of record as Instrument No. 20010202-0010398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jason Herrington and Jane E. Tidwell, both unmarried as joint tenants with right of survivorship, by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated September 29, 2003, recorded as Instrument No. 20031002-0145574, Register's Office for said County. Jane E. Tidwell having since married and now being known as Jane E. Tidwell Herrington.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7320 Olmsted Drive, Nashville, TN 37221.**

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.

Witness our hands this 8th day of August, 2014.

Jason Herrington

Jane E. Tidwell Herrington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jason Herrington and Jane E. Tidwell Herrington**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of August, 2014.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

