Prepared by:
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103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 26th day of August 2014

Notary Public
My commission expires: 11-6-17

Davidson County DEEDWARR
Recvd: 09/02/14 13:21 3 pgs
Fees:18.00 Taxes:628.63
20140902-0079754

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Carla E. Herriford	Wells Fargo Bank	075-120B-83.00
4071 Punta Alta Dr.	11000 White Rock Rd.	
Los Angeles, CA 90008	Rancho Cordova, CA	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Scott J. Mayer, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Carla E. Herriford, a married person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 19 on the plan of Phase Two, Section Four, Brookside Woods, "A Planned Unit Development" of record in Instrument No. 20000811-0079778, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate legal description.

Being part of the same property conveyed to Scott J. Mayer by Warranty Deed from NVR, Inc. dated August 24, 2001, of record in Instrument No. 20010831-0094695, Register's Office for Davidson, County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10444, page 213, Book 11103, Page 156, Book 11246, Page 460, Book 111453, Page 900 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Brookside Woods Homeowner's association of record in Book 10451 Page 506 4) Easement for Sewer and Storm Drainage as set forth in instrument recorded in Book 11256 Page 436, Book 11497, Page 577 5) Utility Easement as set forth in instrument recorded in Book 5609 Page 627 6) All matters appearing on plan of Brookside Woods of record in Book 9700 Page 350, Register's Office for Davidson County, Tennessee

This property is improved property known as 612 Casey Place, Hermitage, Tennessee 37076

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do

further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 26 day of August, 2014.

Scott J. Mayer

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 Scott J. Mayer , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26 day of August, 2014.

Notary Public

My Commission expires: 2/23/15

FILE NO: 08391

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE