Realty Title and Escrow Co., Inc

BILL GARRETT, Davidson County
Trans:T20140066593 DEEDWARR
Recvd: 09/08/14 10:17 2 pgs
Fees:13.00 Taxes:543.90

20140908-0081941

This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Andrew Francis Dahlhauser **334 Moncrief Avenue** **Goodlettsville, Tenn. 37072**	**Magna Bank** **P.O. Box 17257** **Memphis, TN 38187**	**018 - 41.00**

That **Daniel F. Herrell and wife, Lori Herrell** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Andrew Francis Dahlhauser, an unmarried man** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being a tract of certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a concrete monument in the sourthern right-of-way Moncrief Avenue, and being the northwest corner of Lot #2 on the plan of Jarrett Property as of record in plat book 6250, page 671, Register's Office of Davidson County, Tennessee, and being the northeast corner of this tract, THENCE: S 10 deg 41 min 10 sec W, 215.77' to an iron pin (O), THENCE: with the northern line of lot #14 Franklin Heights Subdivision, Phase 1, Section #2, N 78 deg 18 min 00 W, 202.30' to an iron pin (O), in the line of Dania McVickers as of record in deed book 9545, page 196, Register's Office of Davidson County, Tennessee, THENCE: N 04 deg 04 min 26 sec E, 149.01' to a pin (O), in the northern right-of-way Moncrief Avenue, THENCE: with said right-of-way, N 84 deg 23 min 08 sec E, 228.63' to the point of beginning as per a survey by C&K Surveyors LLC, dated 8/5/2014.

(For informational purposes only, said survey sets forth that said property contains 0.88 acres, more or less.)

Being the same property conveyed to Daniel F. Herrell, unmarried by deed from Ernest R. Harper and wife, Valerie A. Harper, dated July 31, 1998, recorded August 3, 1998, of record in Book 11046, Page 216, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Lori Herrell joins in this deed in order to convey any and all right, title, or interest she may have in the property by virtue of her marriage to Daniel F. Herrell.

This is improved property which bears the address of: 334 Moncrief Avenue, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the ____ day of **September, 2014.**

x _____ x _____

Daniel F. Herrell **Lori Herrell**

STATE OF OKLAHOMA
COUNTY OF Garfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Daniel F. Herrell and Lori Herrell,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this 2nd day of **September, 2014.**

x _____
Notary Public 12005220

Commission Expires: 06/04/16

KRISTINA G. TABER NOTARY # 12005220 EXP. 06/04/16 PUBLIC STATE OF OKLAHOMA

State of TENNESSEE
County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$147,000.00.**

Sworn to and subscribed before me this ____ day of **September, 2014.**

_____
Affiant

_____
Notary Public

My Commission Expires: 12-27-15

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

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