Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren T. Pollard, and husband, James Pollard**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra Suzanne Herron and Stephanie A. Cox, a married couple, as Joint Tenants with Right of Survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the map of Section One, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren T. Pollard by Quitclaim Deed from James Pollard dated October 30, 2012, of record as Instrument No. 20121031-0100022, Register's Office for Davidson County, Tennessee.

James Pollard, spouse of Lauren T. Pollard, joins in this conveyance to convey any and all marital rights he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1016 Graybar Lane, Nashville, TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of September, 2014.

Lauren T. Pollard

James Pollard

BILL GARRETT, Davidson County
Trans:T20140074690 DEEDWARR
Recvd: 10/03/14 10:33 2 pgs
Fees:13.00 Taxes:1868.50
20141003-0091632

State of Tennessee)
County of Davidson)

On this 30th day of September, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lauren T. Pollard and James Pollard, the bargainor(s), 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.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 505,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of September, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Debra Suzanne Herron
1016 Graybar Lane
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215

TAX MAP-PARCEL #:
118-9-107