WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078465 DEEDWARR
Recvd: 10/17/14 14:19 2 pgs
Fees:13.00 Taxes:998.63
20141017-0096089

Y-KW-14-1049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18 (AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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)
Willkes A. Herbert	**Pinnacle Bank**	
(NAME) **1049 Jasperson Drive**	(NAME) **150 3rd Avenue South, Ste. 900**	**05211001700**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Nashville, TN 37201**	
(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 **JULIE A. DEVEREUX AND ROBERT LEE KINKEAD, JR., MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLKES A. HERBERT, AN UNMARRIED MAN,** 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. 65 on the Revised Plan of Madison Heights, Section II, Part IV as of record in Book 2083, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by Quitclaim Deed from Julie Ann Devereux to Julie A. Devereux, 1/2 undivided interest and Robert Lee Kinkead, Jr., 1/2 undivided interest as recorded on the 29th day of November, 2004 in Instrument No. 20041129-0141351 and Warranty Deed from Sandra J. Meade, Unmarried to Julie A. Devereux as recorded on the 14th day of January, 2002 in Instrument No. 20020114-0005723, in the Register's Office of Davidson County, Tennessee.

The said Julie A. Devereux being one and the same person as Julie Ann Devereux.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 2083, Page 113, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1049 Jasperson Drive, 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.

Witness my/our hand(s) this the 15th DAY OF OCTOBER, 2014.

Julie A. Devereux by John Gleaves, Attorney-In-Fact

Robert Lee Kinkead, Jr., by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JULIE A. DEVEREUX AND ROBERT LEE KINKEAD, JR., and who acknowledged he executed the same as the free act and deed of the said JULIE A. DEVEREUX AND ROBERT LEE KINKEAD, JR..

Witness my hand and official seal, this the 15th of October, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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