G-26765-4
Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $196,000.00. Donna Lee Forsythe Affiant Subscribed and sworn to before me, this 27th day of January, 2015. Notary Public My Commission Expires: 2/13/19

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150007829 DEEDWARR
Recvd: 02/02/15 09:16 2 pgs
Fees:13.00 Taxes:725.20
20150202-0009247

WARRANTY DEED

Address New Owner: Donna Lee Forsythe 404 Valley Trace Drive Nashville, TN 37221	Send Tax Bills To: SWBC Mortgage Corporation 9311 San Pedro Avenue S/100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 09401005900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian Herrin, and Bess Armbruster, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Donna Lee Forsythe, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Payne, Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 50 feet on the westerly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Ian Herrin, an unmarried person by Warranty deed from EnTrust-Tennessee, Inc. FBO David Widmer, IRA of record in Instrument No. 20120816-0073335 Register's Office for Davidson County, Tennessee, dated 07/31/2012 and recorded on 08/16/2012.

Bess Armbruster joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Ian Herrin.

The execution of this instrument is effected by the signature of Ian Herrin as Attorney-in-fact for Bess Armbruster, which Power of Attorney is recorded in Book ★, Page _____ in said Register's office.
★ Instrument # 20150202-0009246

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.

This is improved property located at 602 S 12th St Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2015.

Ian Herrin

Bess Armbruster by Ian Herrin as Attorney-in-fact

Bess Armbruster by Ian Herrin as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian Herrin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ian Herrin, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Bess Armbruster, of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of January, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018