BILL GARRETT, Davidson County
Trans:T20150036595 DEEDWARR
Recvd: 05/12/15 10:50 2 pgs
Fees:13.00 Taxes:703.00
20150512-0043356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 190,000.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLOTTE ANNE HERZENBERG **STEPHEN ARVID HERZENBERG**	Ascend Federal C.U.	**08115047300**
1818 SCOVEL ST A	P.O. Box 1210	
NASHVILLE, TN 37208	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

WENFORD BARNES and wife, NETTIE B. BARNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLOTTE ANNE HERZENBERG, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 25 FEET OF LOT NO. 36 AND THE WESTERLY 13 FEET OF LOT NO. 37 ON THE PLAN OF GEORGE SHIELD'S FIRST NORTH NASHVILLE ADDITION, AS OF RECORD IN BOOK 57, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND FRONT TOGETHER 38 FEET ON THE NORTHERLY SIDE OF SCOVEL STREET, FORMERLY MADISON STREET, AND RUN BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WENFORD BARNES AND WIFE, NETTIE B. BARNES, BY WARRANTY DEED FROM NETTIE A. WADE, A WIDOW, DATED 07/16/1984 AND RECORDED ON 07/17/1984, IN BOOK 6339, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (_X_) unimproved (_____) property known as 1818 SCOVEL ST A, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 1st day of May, 2015.

Wenford Barnes

WENFORD BARNES

Nettie B. Barnes

NETTIE B. BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WENFORD BARNES and wife, NETTIE B. BARNES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2015.

Elizabeth Maison

Notary Public

My Commission Expires: 02.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY