RETURN TO:
Covenant Escrow Services
9056 Stone Walk Place
Germantown, TN 38138

BILL GARRETT, Davidson County
Trans:T20150047807 DEEDWARR
Recvd: 06/16/15 13:29 2 pgs
Fees:13.00 Taxes:1554.00
20150616-0057259

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 15054137**<br><br>MELODY D. ASPLUND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Commission Expires 9-3-2018 | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Shelby<br>The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this ~~10th~~ 11 day of June, 2015.<br><br>Notary Public<br>My Commission Expires: _____ |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jeanne F Mercer<br>5955 Post Rd<br>Nashville TN 37205 | Send Tax Bills To:<br>Iberiabank<br>7465 Polar Ave., 2nd FL<br>Germantown, TN 38138 | Tax Information:<br>Tax Parcel ID No.<br>116-13-0-072.00 |

**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, **Isabele L. Herring, as Trustee for the Isabele L Herring Revocable Trust, dated July 15, 2008,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeanne F Mercer, a single person,** ("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. 390 on the Plan of Hillwood Estates, Section 15 of record in Plat Book 2900, Page 117, 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. 390 fronts 180 feet on the Westerly margin of Post Road and extends back 227.33 feet on the Northerly line and 225.76 feet on the Southerly line to a dead line in the rear, measuring 180 feet thereon.

Being the same property conveyed to Isabele L. Herring, as Trustee for The Isabele L. Herring Revocable Trust, Dated July 15, 2008 by Quitclaim deed from Virgil J. Herring and wife, Isabele L. Herring of record in Instrument No. 20131010-0106483 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 10, 2013.

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 2900, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property located at 5955 Post Rd Nashville TN 37205

**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.

15-00159

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, its 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 10th day of June, 2015.

Isabele L. Herring, as Trustee for The Isabele L. Herring Revocable Trust, Dated July 15, 2008

BY: _____
Isabele L Herring, Trustee

BY: _____
Virgil J Herring, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Isabele L Herring and Virgil J Herring as Trustees of the Isabele L Herring Revocable Trust, dated July 15, 2008,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they executed the same as his free act and deed.

WITNESS my hand, at office, this 10th day of July, 2015.

_____
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018