WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053077 DEEDWARR
Recvd: 07/01/15 12:24 2 pgs
Fees:13.00 Taxes:1221.00
20150701-0063695

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2015

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathy K. Herbert	Kathy K. Herbert	171030B18300CO
(NAME)	(NAME)	
641 Old Hickory Blvd, Unit 423	641 Old Hickory Blvd, Unit 423	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Audrey O. Price,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kathy K. Herbert, 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 Unit No. 123 on the First Revision, Phase One, Section Four, Townhomes of Fredericksburg Subdivision, of record in Plat Book 9700, Page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Audrey O. Aull, by Deed from Barbara E. Cato, recorded on June 4, 2004, of record in Instrument Number 20040604-0066398, Register's Office for Davidson County, Tennessee. The said Audrey O. Aull having since married is now known as Audrey O. Price. Audrey O. Price warrants that she has never occupied the subject property as her marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 641 Old Hickory Blvd., 423, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 24th day of June, 2015

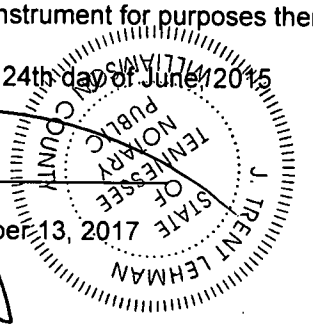
Audrey O. Price

Audrey O. Price

State of Tennessee
County of Williamson

Personally appeared before me Audrey O. Price, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2015



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10442