BILL GARRETT, Davidson County
Trans:T20150083951 DEEDWARR
Recvd: 10/02/15 10:28 3 pgs
Fees:18.00 Taxes:925.00
20151002-0100630

(4)

WARRANTY DEED

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 15-0277

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me on September 30, 2015.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 3, 2019

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Matthew William Herman 107 Carriage Ct. Brentwood, TN 37027	Farmington Mortgage, A Division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	171-03-0A-228.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JULIA M. WOOD AND HUSBAND, TERRY E. WOOD, AND NATHAN BROWN AND TRACY BROWN, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MATTHEW WILLIAM HERMAN, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Revision One, Phase Two, Section Five, "Carriage Homes of Fredericksburg", Townhomes of Fredericksburg, as of record in Plat Book 9700, page 578, as amended as Instrument No. 20000804-0077800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to JULIA M. WOOD AND HUSBAND, TERRY E. WOOD & NATHAN BROWN AND TRACY BROWN, HUSBAND AND WIFE, by deed from N. P. DODGE, JR., AS TRUSTEE UNDER TILE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., of record in Instrument No. 20140915-0084215, dated July 2, 2014, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is improved property known as 107 Carriage Ct., Brentwood, TN 37027.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand on September 30, 2015.

Grantor:

Terry E. Wood by Julia Wood
his attorney in fact

Terry E. Wood, by Julia M. Wood,
His Attorney-in-Fact

Julia M. Wood

Nathan Brown by Julia Wood
his attorney in fact

Nathan Brown, by Julia M. Wood,
His Attorney-in-Fact

Tracy Brown by Julia Wood
her attorney in fact

Tracy Brown, by Julia M. Wood,
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julia M. Wood, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Terry E. Wood, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Terry E. Wood, the within named bargainor by the said Julia M. Wood, as such Attorney-in-fact.

Witness my hand, at office, this 30th day of September, 2015.

Notary Public

My Commission Expires
March 3, 2019

My Commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Julia M. Wood, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2015.

Notary Public

My Commission Expires
March 3, 2019

My Commission expires: March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julia M. Wood, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Nathan Brown, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Nathan Brown, the within named bargainor by the said Julia M. Wood, as such Attorney-in-fact.

Witness my hand, at office, this 30th day of September, 2015.

Notary Public

My Commission Expires
March 3, 2019

My Commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julia M. Wood, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Tracy Brown, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tracy Brown, the within named bargainor by the said Julia M. Wood, as such Attorney-in-fact.

Witness my hand, at office, this 30th day of September, 2015.

Notary Public

My Commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY