BILL GARRETT, Davidson County
Trans:T20150084780 DEEDWARR
Recvd: 10/05/15 15:50 2 pgs
Fees:13.00 Taxes:1850.00
20151005-0101386

This Instrument Prepared By:
Wood Stabell Law Group
4535 Harding Pike, Ste. 100
Nashville, TN 37205

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Timothy Shaw & Keith Hayman 1352 ROSA L PARKS BLVD UNIT 402 NASHVILLE, TN 37208	Timothy Shaw & Keith Hayman SAME	104-11-276

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **LOUISE R. HERBERT** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **TIMOTHY SHAW & KEITH HAYMAN**, (herein called "Grantee") the following described property, having an address of 2515 Essex Place, Nashville and being situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, Page 7 Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 60 feet on the southerly side of Essex Avenue and runs back between parallel 165 feet to an ally.

Source of Grantor's interest is a Warranty Deed recorded in Book 10955, Page 871, Register's Office of Davidson County, Tennessee.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee and their successors and assigns in fee simple forever. Grantor does further covenant and bind herself to warrant and forever defend the title to said property to Grantees against the lawful claims of all persons whomsoever. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of September, 2015.

GRANTOR:

By: Louise R Herbert
Louise R. Herbert

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Davidson County, Tennessee, this the 30th day of September, 2015.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2018

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT OF VALUE

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 30TH day of September, 2015.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017