THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste 150** **Brentwood, TN 37027** **CRT File No. 15095487**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2015. Notary Public My Commission Expires: 5-3-16

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

WARRANTY DEED

Address New Owner: Gary J. Herlache Maureen E. Fayhee 106 Teresa Drive Old Hickory TN 37138-2611	Send Tax Bills To: Pinnacle Bank 6525 Quail Hollow Rd., #300 Memphis, TN 38120	Tax Information: Tax Parcel ID No. 053-11-106.00

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, **Charles L. Kimes and Beverly JoAnn Kimes, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gary J. Herlache, an unmarried man and Maureen E. Fayhee, an unmarried woman, as tenants in common with rights of survivorship**, ("Grantees"), their 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. 11 on the Plan of Teresa Drive Subdivision, of record in Plat Book 3842, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles L. Kimes and Beverly JoAnn Kimes, married by Warranty Deed from David Midgett and wife, Phyllis Midgett, of record in Instrument No. 20040505-0051593, Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 5, 2004.

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 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3842, Page 82, Register's Office for Davidson County, Tennessee.

Provisions set out in Deed of record in Book 2540, Page 121, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 106 Teresa Drive Old Hickory TN 37138-2611

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 10/21/15 15:07 3 pgs
Fees:18.00 Taxes:592.00
20151021-0107243

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, their 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 20th day of October, 2015.

Charles L. Kimes

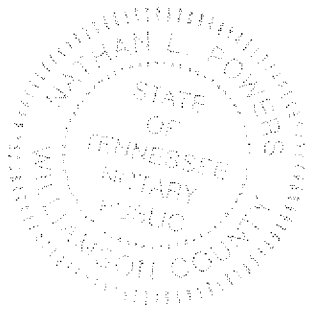
Beverly JoAnn Kimes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles L. Kimes and Beverly JoAnn Kimes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2015.

Notary Public
My Commission Expires: 02/26/17



True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY