Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $705,000.00

Affiant

Subscribed and sworn to before me, this 29 day of October 2015.

Notary Public
My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20150092409 DEEDWARR
Recvd: 10/30/15 08:45 2 pgs
Fees: 13.00 Taxes: 2608.50
20151030-0110368

Address of New Owner:	Send Tax Bills to:	Tax Information
Zachary Samuel Saltzman 3522 Murphy Road Nashville TN 37205	Same	104050081.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Benjamin Herron and wife Tara Herron hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Zachary Samuel Saltzman and Jessica Ross Saltzman, Trustees of the ZJ Family 2014 Trust, U/A/D dated December 29, 2014, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the East 5.0 feet of Lot Number 3 and the West 45.0 feet of Lot Number 4 on the Map of Hardison and Young's Subdivision of record in Book 421, Page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said parts of said lots adjoin and front together 50.0 feet on the north side of a reserved strip for parkway, as shown on said plan, and run back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Benjamin Herron and Tara Herron by deed dated May 21, 2013 from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument No. 20130524-0053122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hardison and Young's Subdivision, of record in Book 421 Page 190, Register's Office for Davidson County, Tennessee

This property is improved property known as 3522 Murphy Road, Nashville, Tennessee 37205

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 29 day of October, 2015.

Benjamin Herron

Tara Herron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09162