WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/16 10:43 3 pgs
Fees:18.00 Taxes:249.75
20160310-0022988

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Dennis A. Madsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2016

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Richard Herring and Suzanne Karr-Herring	Same	052-1A-105
(NAME)	(NAME)	
665 N. Greenhill Road ~~105 Coventry Woods Drive~~		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN. 37122 ~~Madison, TN 37115~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160281

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Kiana M. Williams , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Richard Herring and Suzanne Karr-Herring, husband and wife, 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. :

Situated in Davidson County, Tennessee, being Unit No. 105 on the Plan of Coventry Woods, Phase 1, of record in Plat Book 6200, page 200, and more specifically set out in Exhibit A, of record in Book 6966, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Kiana M. Williams by deed from J. Gail Harris, unmarried, dated October 30, 2002, of record in Instrument No. 20021111-0139363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6200, page 200, as amended in Plat Book 6250, page 567 and more specifically set out in Book 6966, page 370, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Coventry Woods and the By-Laws appended thereto, of record in Book 6966, page 333, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 105 Coventry Woods Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this ~~4th~~ 3rd day of March, 2016 KWS

Kiana M. Williams

STATE OF ~~Tennessee~~) Virginia C.W.M.
County OF ~~Sumner~~) Arlington C.W.M.

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

Witness my hand, at office, this ~~4th~~ 3rd of March, 2016. C.W.M.

Notary Public
My Commission Expires: 03-31-2017

CURTIS WAYNE MORGAN
Notary Public
Commonwealth of Virginia
305008
My Commission Expires Mar 31, 2017

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, Liz Jones, 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.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY