THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,450.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2016 Notary Public MY COMMISSION EXPIRES: 11-5-19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160027207 DEEDWARR
Recvd: 04/04/16 15:31 2 pgs
Fees: 13.00 Taxes: 889.67
20160404-0032065

TABATHA EDWARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Lynn Kohorst	New Owner	MAP
3363 Mimosa Drive		PARCEL 133-07-0-175-00
Nashville, TN 37211-3238		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Cindy Jean Rough K/N/A Cindy Jean Rough Herbert, and husband William C. Herbert**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Ashley Lynn Kohorst, a single woman~~**
**Ashley Kohorst, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page (s) 136 through 138, inclusive, 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 Cindy Jean Rough, a single person by deed from Daniel Kennedy, a single person of record in Instrument No. 20130402-0032141 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 02, 2013.
(Value of consideration shown in aforementioned deed $137,900.00.)
William C. Herbert, spouse of Cindy Jean Rough Herbert joins in this conveyance for the purpose of conveying any interest he may have in the subject property.

Being also known as 3363 Mimosa Drive Nashville, TN 372113238.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3363 Mimosa Drive, Nashville, TN 37211-3238.**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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(s) this the 1st day of April, 2016.

Cindy Jean Rough Herbert

William Herbert by Cindy Jean Rough Herbert Attorney in Fact

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 **Cindy Jean Rough Herbert** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of April, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **William C. Herbert** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of April, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN