BILL GARRETT, Davidson County
Trans:T20160031921 DEEDWARR
Recvd: 04/19/16 11:39 2 pgs
Fees:13.00 Taxes:869.50
20160419-0037690

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

William Cheryl Rothwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2016.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-4358D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Frank H. Ernst and Verna Ernst (NAME)	New Owner (NAME)	72-8-135
2212 Stratford Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Cheryl Lynn Rothwell, Ronald K. Herrington and Barry Lamar Herrington,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank H. Ernst and Verna Ernst, 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:

Being Lot No. 75 on the map of DALEWOOD, SECTION ONE, of record in Plat Book 1424, Page 108, Register's Office for said County.

Said Lot No. 75 fronts 82 feet on the west side of Stratford Avenue, and runs bank between lines, 151 feet on the north line and 148.3 feet on the south line to deed line in the rear on which it measures 82 feet.

BEING the same property conveyed to Cheryl Lynn Rothwell, Ronald K. Herrington and Barry Lamar Herrington from James L. Herrington and wife, Mary P. Herrington, by Quit Claim Deed dated February 25, 2009, as Instrument No. 20090310-0021350, in the Register's Office for Davidson County, Tennessee. The said James L. Herrington and Mary P. Herrington both retained a life estate in that conveyance. The said James L. Herrington having since died March 6, 2011. The said Mary P. Herrington having since died August 26, 2014.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1729, page 154, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 108, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2212 Stratford Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 15th day of April, 2016.

Cheryl Lynn Rothwell — April 15, 2016
Cheryl Lynn Rothwell — Date

Ronald K. Herrington — April 15, 2016
Ronald K. Herrington — Date

Barry Lamar Herrington — April 15, 2016
Barry Lamar Herrington — Date

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 Cheryl Lynn Rothwell, Ronald K. Herrington and Barry Lamar Herrington, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of April, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066