BILL GARRETT, Davidson County
Trans:T20160035836 DEEDWARR
Recvd: 05/02/16 09:26 2 pgs
Fees:13.00 Taxes:759.98
20160502-0042508

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,400.00.

Affiant

Subscribed and sworn to before me this 29 day of April, 2016.

Notary Public
My Commission Expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

PREPARED BY:
KERS TITLE & ESCROW CORP.
310 WEST END AVE.
SHVILLE, TN 37203

RETURN TO:

16-0125

Address of New Owner:	Send Tax Bills to:	Tax Information:
Austin Jett	New Owner	173-090-A
7518 Lords Chapel Drive		173-09-0A-170.00-CO
Nashville, TN 37211		

WARRANTY DEED

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 hereby acknowledged, we

David Herrick, an unmarried person,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Austin Jett, unmarried,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Section Three, Lenox Village of record in Plat at Instrument No. 20030808-0113189, 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 David Herrick and wife, Cathryn Randolph Herrick by Warranty deed from Sheila D. Thompson, a/k/a Shelia D. Thompson, unmarried of record in Instrument No. 20060608-0068275 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on June 08, 2006. (Value of consideration shown in aforementioned deed $173,000.00.)

Being the same property conveyed to David Herrick by QuitClaim deed from Cathryn Randolph Herrick of record in Instrument No. 20150521-0047114 Register's Office for Davidson County, Tennessee, dated April 20, 2015 and recorded on May 21, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 7518 Lords Chapel Drive Nashville, TN 37211.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7518 Lords Chapel Drive, Nashville, TN 37211.**

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 hands this 25th day of April, 2016.

David Herrick

David Herrick

STATE OF VIRGINIA
COUNTY OF Bedford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David Herrick, an unmarried person**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25 day of April, 2016.

HOLLY H. TUCK
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2018
COMMISSION # 266085

Holly H Tuck

Notary Public

My Commission Expires: 10-31-2018