Box 29

BILL GARRETT, Davidson County
Trans:T20160040696 DEEDWARR
Recvd: 05/16/16 12:34 3 pgs
Fees:18.00 Taxes:518.00
20160516-0048584

20060
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills to:**
Mary Louise Neville	Pinnacle Bank
322 Lorna Drive	150 3rd Avenue, S., Ste. 900
Nashville, TN 37214	Nashville, TN 37201

Map/Parcel: 09609002500

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, I/we, **Douglas Calvin Herd, Jr., Marcia Brown and Cheryl Diane Herd, heirs to the Estate of Mary S. Herd and Marcia Brown, Executrix**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mary Louise Neville, unmarried**, hereinafter called the Grantee(s), its successors 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. 158 on the Map of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 65 feet on the southerly side of Lorna Drive and runs back between lines 225.2 feet on the westerly side and 262.4 feet on the easterly line to a dead line in the rear, which is a broken line on which it measures 165.7 feet.

BEING the same property conveyed to Douglas C. Herd and wife, Mary S. Herd by deed from Robert E. Baker, Trustee, dated July 9, 1965, filed of record in Book 3911, page 460, Register's Office for Davidson County, Tennessee. The said Douglas C. Herd having predeceased Mary S. Herd. Pursuant to the Last Will & Testament of Mary Sue Herd, Docket No. 16P-438, title is now vested in Douglas Calvin Herd, Jr., Marcia Brown and Cheryl Diane Herd.

Douglas C. Herd, Jr. And Douglas Calvin Herd, Jr. being one and the same person.

This conveyance is subject to: Taxes for 2016, prorated and assumed; Restrictive covenants filed in Book 2297, page 194; the plan of record in Book 2133, pages 117-119; Easements filed in Book 2145, page 20 and 2017, page 592; and all other easements and restrictions of record and all zoning regulations for Davidson County, TN.

This is improved property known as: 322 Lorna Drive, Nashville, TN 37214

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 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 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 my/our hand(s) as on the date shown on the Notary forms.

Marcia Brown Exec.
Marcia Brown, Executrix

Marcia Brown
Marcia Brown, individually

Cheryl Diane Herd
Cheryl Diane Herd

Douglas C. Herd, Jr. By: Marcia Brown Atty in fact
Douglas C. Herd, Jr.
By: Marcia Brown, Attorney in Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcia Brown, Executrix, Marcia Brown, individually and Cheryl Diane Herd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May, 2016.

My Commission Expires:
3/6/18

LLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcia Brown, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Douglas C. Herd, Jr., and acknowledged that she executed the same as the free act and deed of the said Douglas C. Herd, Jr., and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Douglas C. Herd, Jr.

Witness my hand and official seal at office, this the 13th day of May, 2016.

My Commission Expires:
3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me this 13th day of May, 2016.

My Commission Expires:
3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public