NEW OWNER:

Bradley David Herrick
Stacy Lee Herrick
1116 Calvin Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0357

Map 083, Group 05-0, Parcel 238.00 P/O

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 05/24/16 11:51 3 pgs
Fees:18.00 Taxes:1476.30
20160524-0051964

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand and 00/100 Dollars** (**$399,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Stacy L. Herrick and Bradley David Herrick** *, wife and husband ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 1114 Calvin Ave Townhomes, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1114 Calvin Avenue Townhomes of record in Instrument No. 20160524-0051962, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Declaration of Covenants, Conditions and Restrictions

BEING a portion of the same property conveyed to 508 Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Joe Pendergrast, dated January 20, 2015, and of record Instrument No. 20150121-0005957, Register's Office for Davidson County, Tennessee. Also see Affidavit of Scrivener's Error correcting grantees name to 508 Investors, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160516-0048801, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1116 Calvin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **May, 2016**.

508 INVESTORS, LLC

By: _____
Theodore J. Bertuca, President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THEODORE J. BERTUCA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the President of 508 INVESTORS, LLC, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument for the purposes therein contained.

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

TODD A. TREADWELL II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 5-30-17

****

The actual consideration or value, whichever is greater, for this transfer is $ **399,000.00**

_____
AFFIANT

Sworn to and subscribed to before me this 13th day of **May, 2016.**

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 10, 2018

My commission expires: _____

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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons 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.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

