WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052581 DEEDWARR
Recvd: 06/21/16 10:25 2 pgs
Fees:13.00 Taxes:934.25
20160621-0062925

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael M. Castellarin	Michael M. Castellarin	103150B13000C0
(NAME)	(NAME)	
4487 Post Place, Unit 130	4487 Post Place, Unit 130	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Denise Herbert, Thomas Crockett Herbert Jr., Helen Herbert Healy, and Kelly Herbert Potts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael M. Castellarin,** 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 Unit No. 130 on the Plan of Lions Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master Deed & Bylaws of record in Book 5340, page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to T.C. Herbert Sr., unmarried by Warranty Deed from Arlene M. Robinson, unmarried, recorded on September 28, 2006, of record in Instrument No. 20060928-0120302, Register's Office for Davidson County, Tennessee. The said T.C. Herbert aka Thomas C. Herbert, Sr. having since died on November 19, 2015, his will being admitted to probate in Davidson County, Tennessee Probate Court, Docket No. 15P-1996. 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.

unimproved ☐

This is improved ☑ property, known as 4487 Post Place, Unit 130, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 17th day of June, 2016.

Ann Denise Herbert
Indiviudally and as Executor

Thomas Crockett Herbert Jr.
Individually and as Executor

Helen Herbert Healy

Kelly Herbert Potts

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ann Denise Herbert, Thomas Crockett Herbert, Jr., Helen Herbert Healy and Kelly Herbert Potts with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be heirs and executors of the Estate of Thomas C. Herbert, Sr. and that they as such heirs and executors executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as the heirs and executors

WITNESS my hand and seal this 17th day of June, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11347

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017