Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073449 DEEDWARR
Recvd: 08/23/16 11:10 2 pgs
Fees:13.00 Taxes:1591.00
20160823-0088026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 09-11-2017
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 09-11-2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joshua C. Herring	NEW Owner	Parcel ID:
6056 Frontier Lane		172060A00400
Nashville, TN 37211		

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

John R. Charette and wife, Lorrie M. Charette

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

Joshua C. Herring and wife, Lauren B. Herring

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 Lot No. 14 on the Plan of Mountain View, Section 1, Revision One, as of record in Plat Book 9700, Pages 562 and 563, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Charette and wife, Lorrie M. Charette by deed from Scot J. Fickes and wife, Maree M. Fickes, of record in Instrument 20001129-0117130, dated November 10, 2000, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 10053, Page 239; Book 10496, Page 311, amended in Book 10919, Page 327, and Book 10496, Page 391, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 562 and 563, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6056 Frontier Lane, 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 22nd day of August, 2016.

John R. Charette

Lorrie M. Charette

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 John R. Charette and Lorrie M. Charette, 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 at Nashville, Tennessee, this 22nd day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.