THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109463**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Affiant Subscribed and sworn to before me, this 17th day of October, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160091870 DEEDWARR
Recvd: 10/18/16 13:37 2 pgs
Fees:13.00 Taxes:2216.30
20161018-0110030

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Frank Herrington, Jr. and Catherine G. Herrington 23 Washington Park Nashville TN 37205	Send Tax Bills To: SWBC Mortgage 9311 San Pedro # 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 116-08-0A-023.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roy O. Elam, III and Kathryn W. Elam, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Frank Herrington, Jr. and Catherine G. Herrington, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site 23 , as shown on the map entitled Sugartree, Phase I, of record in Plat Book 4675, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROY O. ELAM, III and spouse, KATHRYN W. ELAM, by deed from MARK BORN and spouse, ROBIN BORN, of record in Instrument No. 20090320-0025119, dated March 16, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 116-08-0A-023.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, page 141, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466, said Register's Office.

This is improved property located at 23 Washington Park Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2016.

Roy O. Elam, III

Kathryn W. Elam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roy O. Elam, III and Kathryn W. Elam, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2016.

Notary Public

My Commission Expires: 02/26/17

