RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160094927 DEEDWARR
Recvd: 10/27/16 09:12 2 pgs
Fees: 13.00 Taxes: 1753.80
20161027-0113542

BOX 10-A

W & I Ref: (DM) Title No.: 58581
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Nathan Madigan, Jr. Kelly F. Madigan 3812 Dartmouth Avenue Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 11608010100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$474,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank Herrington, Jr. and Catherine Herrington, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Nathan Madigan, Jr. and Kelly F. Madigan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 and the southeasterly part of Lot No. 15 of Block "A" on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for said County, described according to survey thereof made by Z.J. Wilkinson, Surveyor, September 26, 1942 as follows:

Beginning on the northerly margin of Dartmouth Lane at a point 263.9 feet east of the easterly margin of Woodmont Lane, said point being the center line of a rock drain; thence with the center of said drain North 32 degrees east 10 feet and North 20 degrees east 152 feet to the dividing line between Lots 15 and 16; thence leaving said drain and with the said dividing line north 1 degree 15 minutes east 27.5 feet to a stake a the common corner of Lots 7 and 8 and 15 and 16 and 17; thence with the line between Lots Nos. 16 and 17 southwardly 180 feet to the northerly margin of Dartmouth Lane; thence with said Lane westwardly 127.8 feet to the point of beginning.

Being the same property conveyed to Frank Herrington Jr., and Catherine Herrington, husband and wife, by Warranty Deed from David C. Ehrmann and spouse, Sarah E. Ehrmann, dated December 18, 2013 and recorded on December 20, 2013 of record in Instrument No. 20131220-0128902, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 13, said Register's Office, which Plan shows a 50, foot minimum building setback line from Dartmouth Lane, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Sewer Easement to the City of Nashville of record in Book 3430, page 162, said Register's Office. Storm Drainage Ditch to the City of Nashville of record in Book 3501, page 534, said Register's Office.

This is improved property, known as 3812 Dartmouth Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of October, 2016.

Frank Herrington, Jr.

Catherine Herrington

State of Tennessee

County of Davidson

On this 26th day of October, 2016, before me the undersigned authority, personally appeared Frank Herrington, Jr. and Catherine Herrington, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $474,000.00.

Affiant

Sworn and subscribed before me this 26th day of October, 2016.

Notary

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018