BILL GARRETT, Davidson County
Trans:T20160100046 DEEDWARR
Recvd: 11/14/16 10:30 2 pgs
Fees:13.00 Taxes:851.00
20161114-0119535

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$230,000.00~~.

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2016.

Notary Public

My commission expires: 10-3-2020
(AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number(s)
Gilberto Gonzalez	**Gilberto Gonzalez**	**119-03-0-129.00**
298 Browning Road	**304 Browning Road**	
Nashville, TN 37211	**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,

CHAD HERNDON AND KATHARINE HERNDON, TRUSTEES OF THE HERNDON REVOCABLE LIVING TRUST, DATED AUGUST 4, 2016, AS TENANTS BY THE ENTIRETIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GILBERTO GONZALEZ,

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(s) 91, as shown on the map entitled the Plan of Glencliff Estates, Section 5, of record in Book 2133, page 21, 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 CHAD HERNDON AND KATHARINE HERNDON, HUSBAND AND WIFE, by deed from THELMA G. MOFFETT, UNMARRIED, of record in Instrument No. 20121120-0106990, dated November 15, 2012, said Register's Office.

Being the same property conveyed to CHAD HERNDON AND KATHARINE HERNDON, TRUSTEES OF THE HERNDON REVOCABLE LIVING TRUST, DATED AUGUST 4, 2016, AS TENANTS BY THE ENTIRETIES, by deed from CHAD HERNDON AND KATHARINE HERNDON, HUSBAND AND WIFE, of record in Instrument No. 20160819-0087175, dated August 2, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **298 Browning Road, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 10th day of November, 2016.

Chad Herndon, Trustee

Katharine Herndon, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Chad Herndon**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Chad Herndon** as such Trustee.

Witness my hand, at office, this **10th** day of **November, 2016.**

~~Notary Public~~

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Katharine Herndon**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Katharine Herndon** as such Trustee.

Witness my hand, at office, this **10th** day of **November, 2016.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY