BILL GARRETT, Davidson County
Trans:T20160102324 DEEDWARR
Recvd: 11/18/16 13:31 2 pgs
Fees:13.00 Taxes:2867.50
20161118-0121997

This Instrument Prepared By:
TRESSLER & ASSOCIATES, PLLC
212 N. Castle Heights Avenue
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Vintage 508, LLC
4025 Wallace Lane
Nashville, TN 37215-2307

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.
Map 130, Group 04-0
Parcel 096.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LEE ANN HERRON**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **VINTAGE 508, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 36 on the Map of Sneed Estates, as of record in Book 2133, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot fronts 133 feet on the easterly side of Wallace Lane and runs back 304.3 feet on the northerly line and 303.2 feet on the southerly line to a dead line in the rear on which it measures 133 feet.

BEING the same property conveyed to Charles Lewis Rogers and wife, Earline B. Rogers, by Warranty Deed from Barbara Stone Pearson, dated January 2, 1968, and of record in Book 4204, Page 420, Register's Office for Davidson County, Tennessee. Earline B. Rogers was predeceased by Charles Lewis Rogers, without intervening separation or divorce since the time of acquisition until his death, leaving Earline B. Rogers as the surviving tenant by the entirety. Earline B. Rogers passed away testate on April 14, 2016, and probate was subsequently opened and remains open in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 16P-1242, through which Lee Ann Herron was appointed as Executrix.

BEING the same property conveyed to Lee Ann Herron, Trustee of the Earline B. Rogers Living Trust established by the Revocable Trust Agreement of Earline B. Rogers dated January 19, 2005, by Executor's Quitclaim Deed, from Lee Ann Herron, Executor of the Estate of Earline B. Rogers, deceased, dated 09/30/2016, and of record in Instrument No. 20161011-0107438, Register's Office For Davidson County, Tennessee.

BEING the same property conveyed to Lee Ann Herron, by Trustee's Deed, from Lee Ann Heron, Trustee of the Earline B. Rogers Living Trust established by the Revocable Trust Agreement of Earline B. Rogers dated January 19, 2005, dated September 30, 2016, and of record in Instrument No. 20161018-0109755, Register's Office For Davidson County, Tennessee.

This is IMPROVED property known as 4224 Wallace Lane, Nashville, Tennessee 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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11 day of November, 2016.

Lee Ann Herron
LEE ANN HERRON

STATE OF Tennessee]
COUNTY OF Wilson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LEE ANN HERRON, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 11th day of November, 2016.

Tammy Novitsky
Notary Public
My Commission Expires: 01-07-2020

TAMMY NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE]
COUNTY OF WILSON]

The actual consideration or value, whichever is greater, for this transfer is **$775,000.00**.

Affiant

Subscribed and sworn to before me this 18 day of November, 2016.

Connie J. Carden
Notary Public
My Commission Expires: ~~My Commission Expires~~ March 07, 2017

CONNIE J. CARDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WILSON COUNTY NOTARY PUBLIC TENNESSEE