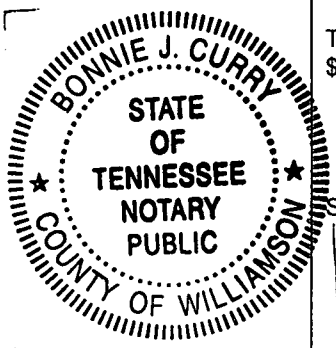
 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $307,000.00. Affiant Subscribed and sworn to before me, this 11th day of November, 2016. Notary Public My commission expires: 11-4-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Smart Title & Escrow, LLC
256 Seaboard Lane, Suite D101, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Caitlin Doyle and Zachary Smith	**Caitlin Doyle and Zachary Smith**	**073-01-0-241.00**
3945 Moss Rose Drive	**3945 Moss Rose Drive**	
Nashville, TN 37216	**Nashville, TN 37216**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Annie Ruth Herod, unmarried, a fifty percent (50%) undivided interest and Annie Ruth Herod, as Trustee of the John L. Herod, Jr. Family Trust

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Caitlin Doyle and Zachary Smith and Kathleen McGuire, as Tenants in Common with rights of survivorship

(hereinafter called the "Grantee"), his 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 on the Plan of Moss Rose Heights Subdivision Section No. 2 Extended of record in Plat Book 1424, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Annie Ruth Herod, as Trustee of the John L. Herod, Jr. Family Trust by Trustee's Quitclaim Deed from Annie Ruth Herod, as Trustee of the John L. Herod, Jr. Revocable Trust dated March 29, 2011 of record in Instrument No. 20140218-0013673 Register's Office for Davidson County, Tennessee, dated February 03, 2014 and recorded on February 18, 2014.

BILL GARRETT, Davidson County
Trans:T20160102886 DEEDWARR
Recvd: 11/21/16 14:00 2 pgs
Fees:13.00 Taxes:1135.90
20161121-0122735

This is improved property known as **3945 Moss Rose Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

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, except as follows: all matters shown on the Plan of record in Plat Book 1424, Page 109, Agreement for Dedication of Easement of record in Book 4197, Page 361, Easement(s) of record in Book 4197, Page 352, in the Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

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

Annie Ruth Herod and Annie Ruth Herod, as Trustee of the John L. Herod, Jr. Family Trust

Annie Ruth Herod, individually and as
Trustee of the John L. Herod, Jr.
Family Trust

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Annie Ruth Herod, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 11th day of November, 2016.

Notary Public
My Commission Expires: 1-6-2020

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-6-2020

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Annie Ruth Herod, Trustee of the John L. Herod, Jr. Family Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained, and who swore to the statements made above and subscribed their her name above.

Witness my hand and official seal this 11th day of November, 2016.

Notary Public
My Commission Expires: 1-6-2020

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-6-2020