WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/17 08:42 2 pgs
Fees:13.00 Taxes:1040.63
20170314-0024762

State of Tennessee)
County of Davidson)

17-02-002

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of March, 2017.

SUSAN B. EVANS NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: ~~07/02/18~~ 11-3-2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARGARET H. KECK	SWBC MORTGAGE CORPORATION	73-12
(NAME)	(NAME)	105.00
2962 McGavock Pike	9311 San Pedro, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WILLIAM H. HERNDON, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARGARET H. KECK, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in 3rd, formerly 2nd, Civil District of Davidson County, Tennessee being **Lot No. 10, on the Plan of Sunset View,** not of record, described according to a Survey made by James L. Murphy, Surveyor, dated November 19, 1979, as follows:

BEGINNING at a point on the westerly margin of McGavock Pike at the corner of Lots 10 and 11, thence with said line eastwardly, 441 feet to a point, thence along the rear of said lot southwardly 101.7 feet to appoint; said point being the corner of Lots Nos. 9 and 10, thence with the line between said lots westwardly 422 feet to a point in the easterly margin of McGavock Pike; thence with said Pike, northwardly 100 feet to a the point of BEGINNING.

BEING the same property conveyed to WILLIAM H. HERNDON, UNMARRIED by Deed from JANET CURTIS F/K/A JANET CURTIS TROTT, UNMARRIED, dated April 14, 1999, of record in Book 11433, Page 728, Register's Office for Davidson County, Tennessee. William H. Herndon having since married to Lynne R. Herndon.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

LYNNE R. HERNDON, spouse of the above named **WILLIAM H. HERNDON,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Lynne R. Herndon is one and the same person as Lynne Rike Herndon.

BEING unimproved ☐
Improved ☒ property known as: **2962 McGavock Pike, Nashville, TN, 37214.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 successors 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 WHEREOF, our hands, this 13th day of March, 2017.

William H. Herndon
WILLIAM H. HERNDON

Lynne Rike Herndon
LYNNE R. HERNDON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM H. HERNDON & LYNNE R. HERNDON,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2017.

My Commission Expires: November 5, 2019

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Susan B. Evans
SUSAN B. EVANS

DEE ELLIS KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SUSAN B. EVANS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Dee Ellis Kennedy
Notary Public