File BOX 8

BILL GARRETT, Davidson County
Trans:T20170042029 DEEDWARR
Recvd: 05/17/17 13:33 3 pgs
Fees:18.00 Taxes:2497.50
20170517-0048983

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$675,000.00~~.

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2017.

Notary Public

My commission expires:

(AFFIX SEAL)

NEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carl E. Herbert and Gretchen P. Herbert	**NEW OWNER**	**115-08-0-047.00**
740 Brownlee Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM MCCASKILL JR. AND WIFE, BETH MCCASKILL (the "Grantor"), has bargained and sold, and by these presents do transfer and convey to Gretchen Peterson Herbert, as to a 50.27 percent undivided interest, to Carl Herbert as to a 6.02 percent undivided interest and to Carl Herbert and wife, Gretchen Peterson Herbert, as to a 43.71 percent undivided (the "Grantees"), Grantees' successors and assigns, certain improved property located in Davidson County, State of Tennessee, being more particularly described as follows on Exhibit A hereto (the "Property").**

Being the same property conveyed to WILLIAM MCCASKILL JR., UNMARRIED, by deed from RICHARD ERIC DOEHRING AND WIFE, FRANCES SELLERS DOEHRING, of record in Instrument No. 20030611-0080438, dated June 2, 2003, 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 740 Brownlee Drive, Nashville, TN 37205.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 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.

Witness my/our hand(s) this 12th day of May, 2017.

WILLIAM MCCASKILL JR.

BETH MCCASKILL

State of Tennessee
County of Davidson

On this 12th day of May, 2017, before me personally appeared, **WILLIAM MCCASKILL JR. AND WIFE, BETH MCCASKILL,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 7/2/2018

Notary Public

LA RHONDA R POTTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 387 on the Plan of West Meade Farms, Inc., Section 4 of record in Book 2083, page 107, Register's Office for said County to which plan reference is hereby made for a more complete description. Together with and subject to an Easement Agreement for driveway encroachment of record in Instrument No. 20170207-0012812, said Register's Office.

BEING the same property conveyed to the Borrower herein from William J. McCaskill Jr. and Beth M. McCaskill by deed of even date and being filed for record concurrently herewith in _____, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083, page 107, said Register's Office, which Plan shows a 75 foot minimum building setback line from Brownlee Drive and a 50 foot minimum setback line from Davidson Road, and a 10 foot easement for public utility purposes along the easterly line of said lot.
Easement Agreement of record in Instrument No. 20170207-0012812, said Register's Office. No insurance is hereby afforded to said easement.