WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045727 DEEDWARR
Recvd: 05/30/17 14:58 2 pgs
Fees:13.00 Taxes:610.50
20170530-0053572

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

G-VRES-17-0807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heather Barrie	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	
807 Matthews Avenue	**P.O. Box 202028**	**061-10-0-146.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Florence, SC 29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL HERRING, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER BARRIE AND JEFFREY BARRIE, WIFE AND HUSBAND** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50.5 feet front and 47.1 feet rear at Lot No. 33 on the Map of Maplewood Manor Subdivision of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee.

Being part of said lot fronts 50.5 feet on the westerly side of Matthews Avenue, formerly Anderson Street, as widened, and runs back between lines 185.5 feet on the southerly line and 192 feet on the northerly line to a dead line in the rear measuring 47.1 feet thereon.

Being the same property conveyed to Russell Herring by Warranty deed from Margaret L. Alderman, unmarried of record in Instrument No. 20060522-0059704 Register's Office for Davidson County, Tennessee, dated May 15, 2006 and recorded on May 22, 2006.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.
- Easement Deed of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 Matthews Avenue, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF MAY, 2017.

Russell Herring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL HERRING, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212