Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0271

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33793-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $248,199.00. Affiant Subscribed and sworn to before me this 27th day of July, 2017. Notary Public My Commission Expires 9-6-20 TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jackie W. Jones, Jr 2973 McGavock Pike Nashville, TN 37214	Franklin American Mtg. Co. 6100 Tower Circle, Ste. 600 Franklin, TN 37067	Map and Parcel No.: 073 16 0 034 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn B. Herman**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackie W. Jones, Jr.**, unmarried ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2973 McGavock Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170064954 DEEDWARR
Recvd: 07/28/17 11:58 3 pgs
Fees:18.00 Taxes:918.34
20170728-0076698

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2017.

Shawn B. Herman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn B. Herman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 150 on the Revised Plan of Sunset View Section One, as of record in Plat Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shawn B. Herman by deed dated June 15, 2009 from Robert H. Meek and Eunice J. Meek, Trustees of The Meek Family Revocable Trust Agreement dated July 13, 1995 of record in Instrument No. 20090619-0057408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by the Grantee. Map and Parcel No. 073 16 0 034 00.
2. Restrictive covenants contained in an instrument of record in Book 2492, page 307, amended in Book 2492, page 631, Book 2706, page 333 and Book 2806, page 41, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, page 27 and 28, Register's Office for Davidson County, Tennessee.