17-CO-556

Register Return to:
Land Title South, Inc.
3325 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

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Land Title South, Inc.
3325 Aspen Grove Dr.
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow, Corp. 2 Cadillac Drive Brentwood, Tn. 37027 P17-8624-PILK	COUNTY OF Maury THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February 2018 Notary Public MY COMMISSION EXPIRES: My Commission Expires February 23, 2021 (AFFIX SEAL)

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Herb	Matthew Herb	MAP
905 Otter Creek Road	913 Dalebrook Ln.	PARCEL 146-13-0-009.00
Nashville, TN 37220	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas A. Dooley and Tamechia B. Dooley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew R. Herb and wife, Erin P. Herb**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12B in Forest Acres Subdivision, Section IV, as recorded in Plat Book 6900, page 679, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Commencing at an iron pin in the South right-of-way of Otter Creek Road running thence with Otter Creek Road, South 86 degrees 47' 00" East, 23.23 feet to an iron pin; thence continuing with the South right-of-way of Otter Creek Road following a curve to the left having a radius of 825.00 feet, a length of 206.18 feet and a chord distance of 205.64 feet to an iron pin in the Northeast corner of the property herein described; thence leaving the South right-of-way of Otter Creek Road, South 11 degrees 49' 00" East, 217.00 feet to a point in the North line of Lot 12A (Plat Book 6900, page 679); thence with the North line of Lot 12 A, South 77 degrees 34' 10" West, 226.36 feet to the Northwest corner of Lot 12A; thence North 11 degrees 46' 00" West, 253.62 feet to the point of beginning, containing 1.18 acres, more or less, based on a survey conducted by Joe Charles Wilson, dated May, 1988.

Being the same property conveyed to Thomas A. Dooley and wife, Tamechia B. Dooley by Warranty deed from James W. Holcomb, an unmarried man of record in Instrument No. 20000718-0070972 Register's Office for Davidson County, Tennessee, dated July 07, 2000 and recorded on July 18, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **905 Otter Creek Road, Nashville, TN 37220.**

Bill Garrett Davidson County
Batch# 57728 DEEDWARR
02/12/2018 12:06:37 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20180212-0013821

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 our hands this the 9th day of February, 2018.

Thomas A. Dooley

Tamechia B. Dooley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas A. Dooley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tamechia B. Dooley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2018.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY