Karen Johnson Davidson County
Batch# 250363 DEEDWARR
06/28/2019 11:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190628-0063074

This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Philip A. Hebert, Jr. Lutoria E. Hebert 2505 Somerset Drive Nashville, TN 37217	SAME	135160A05900CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][A][1]).

AFFIANT

Sworn to and subscribed before me this 28th day of June, 2019.

Notary Public

My Commission Expires: 03-30-2021

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, Philip A. Herbert, Jr., married, who is one and the same as Philip A. Hebert, Jr., for the express purpose of creating tenancy by the entirety, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to Philip A. Hebert, Jr. and Lutoria E. Hebert, Husband and Wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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

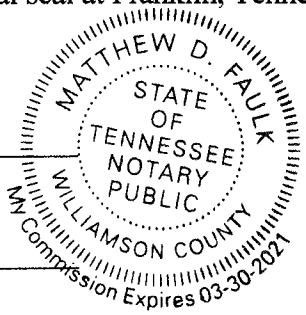
WITNESS MY HAND this 28th day of June, 2019.

By: _____
PHILIP A. HERBERT, JR.

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 Philip A. Hebert, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of June, 2019.



_____
NOTARY PUBLIC

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 76 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, as of record in Book 5200, pages 186, 187, 188, and 189, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Philip A. Herbert, Jr., by Warranty Deed of record from Ruth R. Sykes, in Instrument No. 20081223-0122277, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2505 Somerset Drive, Nashville, TN 37219.

True Copy Certification

I, Matthew D. Faulk, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

