Bk/ 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

W-SB-BB-20-2316

Karen Johnson Davidson County
Batch# 365404 DEEDWARR
02/28/2020 04:04:37 PM 2 pgs
Fees: $13.00 Taxes: $1,165.13
20200228-0022663

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:	
Spencer Turney and Carly Turney	SAME AS NEW OWNER	
(NAME)	(NAME)	**083-04-0-175.00**
2316 Carter Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ROBERT ALLEN HERB, III AND NATALIE GABRIELLE ROYAL HERB, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER TURNEY AND CARLY TURNEY, HUSBAND AND WIFE,** 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 Westerly 50 feet of the Easterly 102 feet of the Northerly 315 feet, more or less, of Lot No. 52 on the Plan of Brownsville of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, described in part according to a survey made by John N. Kohl, III, Registered land Surveyor, Tennessee No. 100, dated October 13, 1977, Job No. W2-16998-5, as follows:

Beginning at a point in the Southerly margin of Carter Avenue, said point being located Westwardly 52 feet along the Southerly margin of Carter Avenue from the Northwest corner of Lot No. 25 on the Plan of Rosebank Subdivision, of record in Book 547, page 48, said Register's Office, said point also being the Northwest corner of the property conveyed to Clyde C. May and wife, by Deed from William O. Williamson and wife, of record in Book 1756, page 559, said Register's Office; thence with the Westerly line of said May's property and parallel with the Westerly line of said Lot No. 25 Southwardly 315 feet, more or less, to a point in the Northerly line of the property conveyed to R. David Stein by deed from E. Porter McKee, Jr., of record in Book 5057, page 312, said Register's Office; thence with a Northerly line of said Stein's property North 84 degrees 05 minutes West 50 feet, more or less to a point; thence with an Easterly line of said Stein's property and continuing with the Easterly line of the property conveyed to Coleman W. Carmen and wife, by Deed from Lawrence F. Davis and wife, of record in Book 2293, page 123, said Register's Office, and parallel with the Westerly line of said Lot No. 25 Northwardly passing the Southeast corner of Carmen's property at 12 feet, a total distance of 313 feet, more or less, to the Southerly margin of Carter Avenue; thence with the Southerly margin of Carter Avenue, Eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Robert Allen Herb, III and Natalie Gabrielle Royal Herb, husband and wife by Warranty Deed from Christa Schneider FKA Christa Morgan Schneider Haeck, unmarried of record in Instrument No. 20150622-0059665 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 22, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 9, 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: **2316 Carter Ave, Nashville, Tennessee 37206**.

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 28th DAY OF FEBRUARY, 2020.

Robert Allen Herb, III

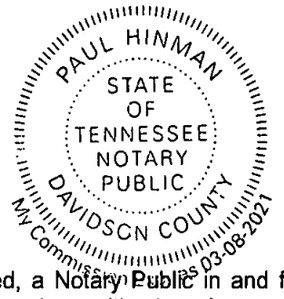
Natalie Gabrielle Royal Herb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT ALLEN HERB, III, 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 28th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

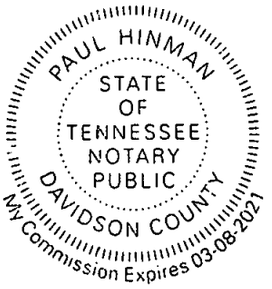


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE GABRIELLE ROYAL HERB, 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 28th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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