39-B

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of January, 2001.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/22/01 14:43 3pgs
Fees:15.00 Taxes:806.60
20010122-0006510

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael L. Berman and April Y. Berman
5305 Fredericksburg Way West
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
171-03-0-A-145.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bradley A. Wilson and wife, Christie S. Wilson** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael L. Berman and wife, April Y. Berman** hereinafter referred to as 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. 94 on the Plan of Fredericksburg, Section 6-A, of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bradley A. Wilson and wife, Christie S. Wilson by Warranty Deed from Pulte Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Book 11063, Page 809, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee.

Restrictive covenants/Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, and Book 10694, Page 541, said Register's Office.

HOA Charter of record in Book 8920, Page 40, said Register's Office.

By-Laws of record in Book 8920, Page 45, said Register's Office.

Amenities Area Deed of record in Book 9443, Page 538, said Register's Office.

Easement of record in Book 7851, Page 712, said Register's Office.

Easement for Water Mains of record in Book 9698, Page 81, said Register's Office.

Easement for Sewer/Storm Drainage of record in Book 9698, Page 124, Book 7993, Page 431 and Book 9607, Page 431, said Register's Office.

Mortgage Loan Inspection prepared by John Kohl & Company, P.C. dated December 27, 2000 indicates concrete drive over property line 4' +/- and fence over property line 3' +/-.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5305 Fredericksburg Way West, Brentwood, Tennessee 37027.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 12th day of January, 2001.

**Bradley A. Wilson**

**Christie S. Wilson**

02607-BP

**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 Bradley A. Wilson and wife, and Christie S. Wilson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of January, 2001.

Notary Public

10/22/01
My Commission Expires

