Davidson County DEEDWARR
Recvd: 07/16/01 11:57 2pgs
Fees:13.00 Taxes:497.65

20010716-0075162

WARRANTY DEED

N-CJ-01-8233

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Carole Berryman
Affiant

Subscribed and sworn to before me, this 11th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: 4.28.2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Berryman	Owner	
823 Battlefield Drive (ADDRESS)	(NAME)	118-06-A-4-CO
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA R. CRAGG, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SCOTT BERRYMAN AND CAROLE BERRYMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 823, on the Plat of Campbell Grove Condominiums, which is a Resubdivision of Lots 1, 2, 3, 4, Battlefield Estates, Section 2. Unit No. 823 on the said plat is more particularly described in the Master Deed and By-Laws of record in Book 6400, page 323, Register's Office for Davidson County, Tennessee, and is shown specifically on the Final Plan which is attached as Exhibit "A" to the first Amendment to the Master Deed and By-Laws of Campbell Grove Condominiums, of record in Book 6553, pages 486 through 489, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Campbell Grove Condominiums, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 6400, page 323 and Book 6553, page 486; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Barbara R. Cragg by Deed dated May 10, 1996, filed for record on May 17, 1996 in Book 10053, Page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to Master Deed and By-Law of record in Book 6400, Page 323, Book 6553, Page 486, Book 6250, Page 196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to storm water detention agreement of record in Book 6378, Page 832, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 823 Battlefield Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 11th day of July, 2001.

Barbara R. Cragg
Barbara R. Cragg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Barbara R. Cragg , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2001.

My Commission Expires:
9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 11th day of July, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138