WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0318

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kierstin Elizabeth Berry	SAME	082-16-0-384.00
(NAME)	(NAME)	
801 Shelby Avenue		
(ADDRESS)	(ADDRESS)	
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, Stephen G. DeMatto and wife, Natasha M. DeMatto, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kierstin Elizabeth Berry,
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:

Being Lot No. 144 on the Map of J.S. Williams Addition to Edgefield as of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Natasha F. Mink, unmarried by Warranty Deed from Larry L. Jones and wife, Wanda M. Jones, dated November 27, 1996, of record in Book 10277, Page 953, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Stephen G. DeMatto and wife, Natasha M. DeMatto, by Quitclaim Deed from Natasha M. DeMatto (formerly Natasha F. Mink), dated August 29, 2002, of record in Instrument Number 20020911-0110435, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 801 Shelby Avenue, Nashville, TN 37206
(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 our hands this 30th day of July, 2003.

Davidson County DEEDWARR
Recvd: 07/31/03 11:35 2pgs
Fees:13.00 Taxes:512.45
20030731-0108660

Stephen G. DeMatto

Natasha M. DeMatto

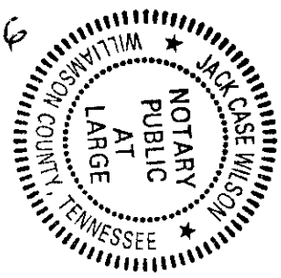
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen G. DeMatto and wife, Natasha M. DeMatto 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 30th day of July, 2003.

Commission expires: 4/16/06



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212