WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 24, 2008.

(AFFIX SEAL)

REGINA E. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/15/04 13:51 2pgs
Fees:13.00 Taxes:765.90

20041215-0149273

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Berman	David Berman	61-08132.00
(NAME)	(NAME)	
4610 Camellia Place	4610 Camellia Place	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37216	
(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, Christine W. Adcox HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Berman and wife Cassie Berman, 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 Tract No. 1 on the Plan of A. J. McGaughey's Second Haysboro Subdivision, Book 547, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the easterly margin of Newton Avenue (now Camellia Place) 294.5 feet south of the south margin of Log Cabin Road, at the corner of Lots Nos. 12 & 13; thence with the line between said lots, easterly 220 feet to a point; thence South 6 ¾ degrees, East 100 feet to the corner of Lots Nos. 13 & 14; thence with the line between said lots westerly 200 feet to the easterly margin of Newton Avenue (now Camellia Place): thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Donald Adcox and wife, Christine W. Adcox, by deed of record dated August 28, 2003, filed for record in Instrument 20030902-0126540 in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Christine W. Adcox from Donald Adcox by Quitclaim Deed to be recorded simultaneously herewith. 20041215-0149272

unimproved ☐
This is improved ☒ property, known as 4610 Camellia Place, Nashville, TN 37216
(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 hand this 15th day of December, 2004.

Christine W. Adcox

Christine W. Adcox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christine W. Adcox, with whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2004.

Commission expires: May 24, 2008

Regina E. Johnson

Notary Public
Regina E. Johnson

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.