WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) MY COMMISSION EXPIRES JANUARY 27, 2007

TODD E. BOE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Forefront Title , LLC, 788 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerwan Berwary	Jerwan Berwary	173
(NAME) 112 Monte Leon Ct.	(NAME) 112 Monte Leon Ct.	1
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	60
(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, Matt Davis, husband and wife Kristin Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerwan Berwary, joint by spouse if any, 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:

LAND in Davidson County, Tennessee, being Lot No. 358 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, Register's Office for said County, and described as Follow;
BEGINNING at a pin in the southlery margin of Monte Leone Court, the common front corner of Lot Nos. 358 and 359; thence with the line between said two lots southwardly 83.48 feet to a concrete monument; South 50 degrees 05 minutes 17 seconds East 160.81 feet to a concrete monument, the common corner of Lot Nos. 358, 361,362,367, and 368; thence, with the line between said Lot Nos. 358 and 368, northeastwardly 152.73 feet to a concrete monument, the common rear corner of Lot Nos. 357 and 358, thence with the line between said two lots northwestwardly 110.0 feet to a point in the easterly margin of Monte Leone Court, the beginning of a curve having a radius of 50.0 feet; thence with the margin of said Court southwestwardly 52.32 feet to the point of beginning.

BEING the same property conveyed to Matthew A. Davis and Kristin L. Chapman by W/D from David Shamburg and wife, Andrea Shamburg, date 09/29/2000 , recorded on 10/03/2000 in record Book 20001003, page 0098016, Register's office for Davidson County, Tennessee.

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

Subject to restrictions of record in Book 4781, page 858, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 112 Monte Leon Ct., Antioch, TN 37013
(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 17th day of December, 2004.

Matt Davis

Kristin Davis

Davidson County DEEDWARR
Recvd: 12/29/04 08:30 2pgs
Fees:13.00 Taxes:479.15

20041229-0153418

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

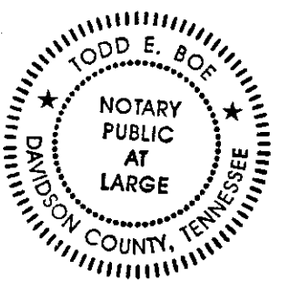
STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Matt Davis, husband and wife Kristin Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this.

My Commission expires:

MY COMMISSION EXPIRES
JANUARY 27, 2007



Notary Public