WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/05 09:31 2 pgs
Fees:13.00 Taxes:2368.00

20051006-0120501

BOX 10-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles I. Berry	ABN AMRO Mortgage Group, Inc.	Map 130-02
(NAME)	(NAME)	Parcel 57
112-A Blackburn Avenue	2600 W. Big Beaver Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Troy, MI 48084	
(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, **JANNA EATON SMITH AND HUSBAND, BROOKS R. SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES I. BERRY AND WIFE, CAROLYN 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brooks R. Smith and wife, Janna E. Smith, by deed from Linda W. Hutts of record in Instrument #20000302-0020336, said Register's Office. Brooks R. Smith conveyed his interest in said property to Janna Eaton Smith by Quitclaim Deed of record in Instrument #20020513-0058702, said Register's Office. Janna E. Smith is the same person as Janna Eaton Smith. Brooks R. Smith joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantor(s) and (b) all matters appearing on the plan of record in Book 421, pages 94-95, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 112-A Blackburn Avenue, Nashville, TN 37205

(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 5th day of October, 2005.

Janna Eaton Smith

Brooks R. Smith

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 Janna Eaton Smith and Brooks R. Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2005.

Commission expires:

Notary Public