WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/06 10:15 2 pgs
Fees:13.00 Taxes:769.60

20060623-0075033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 04/22/09

(AFFIX SEAL)

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy M. Paris	Countrywide Home Loans of Tennessee, Inc.	172-12B-39
(NAME)	(NAME)	
1132 Crestfield Drive	2375 N. Glenville Dr. RGVB195	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Richardson, TX 75082	
(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, Ted L. Berrett,*HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy M. Paris UNMARRIED 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:

*MARRIED

Land in Davidson County, Tennessee, being Lot No. 436 on the Plan of Section Three, Bradford Hills, of record in Plat Book 7900, Page 6, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ted L. Berrett, by deed of record in Book 10901, Page 93, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Ted L. Berrett by Melissa Berrett as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060623 0075032, in the Register's Office for Davidson County, Tennessee.

Melissa Berrett joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 1132 Crestfield Drive, Nashville, TN 37211

(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 16th day of June, 2006.

Ted L. Berrett

Melissa Berrett

Ted L. Berrett Melissa Berrett h/s Atty-in-fact.

Melissa Berrett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of June, 2006, before me personally appeared Melissa Berrett, the person who executed the foregoing instrument on behalf of Ted L. Berrett and who acknowledged that she executed the same as the free act and deed of the said Ted L. Berrett, through Power of Attorney granted her by the said Ted L. Berrett.

Witness my hand official seat at Nashville, Tennessee, this 16th day of June, 2006.

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

LaTrece McAdoo

Notary Public

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 Melissa Berrett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of June, 2006.

Commission expires:

LaTrece McAdoo

Notary Public

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County