WARRANTY DEED

FILE BOX 19B
06-06-053-C

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th Day of July, 2006.

RACHEL NEAL
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES JULY 25, 2009
DAVIDSON COUNTY

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MONROE TATE THIGPEN, II AND WIFE, SUZANNE F. THIGPEN	NEW OWNER	155-2-A
(NAME) 104 Montcastle Court	(NAME)	40.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STEVE BERMAN and SUSAN H. BERMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MONROE TATE THIGPEN, II AND WIFE, SUZANNE F. THIGPEN**, hereinafter called the Grantee(s), 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. 40, Montcastle Estates Subdivision, of record in Book 6900, Page 326 & 327, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to STEVEN BERMAN AND WIFE, SUSAN H. BERMAN, by Deed from CURT CASASSA AND SPOUSE, JULIE CASASSA, of record dated 11/15/04 in Instrument No. 20041202-0143422, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Montcastle Estates, of record in Book 7170, Page 926, and Book 7260, Page 295, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 104 Montcastle Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 07/19/06 14:02 2 pgs
Fees:13.00 Taxes:1104.45

20060719-0087168

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 14th day of July, 2006.

Steve Berman
STEVE BERMAN

Susan H. Berman
SUSAN H. BERMAN

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 **STEVE BERMAN and SUSAN H. BERMAN**, the bargainor(s), 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 Brentwood, Tennessee, this 14th day of July, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.