WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/06 10:54 2 pgs
Fees:13.00 Taxes:488.03

20061024-0131667

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Affiant

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

Susan B. Mott State of Tennessee Notary Public Williamson County

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060339

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela A. Coyle	Countrywide Home Loans	133-01-0, Parcel 101.00
(NAME)	(NAME)	
403 McIver Street	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(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, Judy G. Berryhill, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela A. Coyle and husband, Shawn B. Washburn, 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 part of Block "A" on the map of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for said County, being Lot No. 15 and the westerly part of Lot No. 14 on the unrecorded plan of Burrell Jackson's re-subdivision of part of said Block "A", described according to survey made by Z.J. Wilkinson, Surveyor, July 19, 1941, as follows:

Beginning at a stake post on the southerly margin of McIver Street at a point 249 feet west of the westerly margin of Nolensville Road; thence with said Street westwardly 53.5 feet to a stake at post, the corner of Lots Nos. 15 and 16; thence with the line between said two lots southwardly 185.5 feet to a stake at post, the common corner of Lots Nos. 15, 16 and 12 and 11; thence with the northerly line of Lots Nos. 11 and 10, eastwardly 88 feet to a stake 12 feet west of the common corner of Lots Nos. 9,10, 13 and 14; thence northwardly 200.5 feet to the beginning.

Being the same property conveyed to Judy Grace Berryhill, by Quitclaim Deed from Billy Joe Berryhill, dated February 3, 1994, filed for record on February 8, 1994, of record in Deed Book 9272, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Joe Berryhill and wife, Judy Grace Berryhill, by Deed from Paul B. Harris, James K. Harris and Walter R. Harris, Jr., dated July 1, 1981, filed for record on July 15, 1981, of record in Deed Book 5770, Page 564, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 403 McIver Street, 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 October, 2006.

Judy G. Berryhill

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy G. Berryhill the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Susan B. Mott Notary Public Williamson County Tennessee

Commission expires: 1-16-08

Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027