WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/07 12:32 2 pgs
Fees:13.00 Taxes:568.32

20070426-0049889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.

(AFFIX SEAL)

ANDREW P. GRISHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward B. Nipper Jr.	Edward B. Nipper Jr.	119-100-045.00
(NAME)	(NAME)	
2687 Hartford Drive	2687 Hartford Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, Scott A. Barton and wife, Theresa Y. Barton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward B. Nipper Jr. and wife, Penny J. Nipper, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 1 ON THE PLAN OF HARTFORD HEIGHTS AS OF RECORD IN BOOK 4350, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT AN IRON PIN LYING ON THE SOUTHERLY MARGIN OF HARTFORD DRIVE, SAID IRON PIN LYING 146.69 FEET FROM THE EASTERLY MARGIN OF WHITSETT ROAD (AS WIDENED); THENCE RUNNING IN A NORTHERLY DIRECTION WITH THE SOUTHERLY MARGIN OF HARTFORD DRIVE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 150 FEET, A DISTANCE OF 16.96 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN OF HARTFORD DRIVE NORTH 49 DEGREES 33' EAST A DISTANCE OF 57.2 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 452.46 FEET, A DISTANCE OF 76.65 FEET TO A POINT, SAID POINT BEING THE HEREIN DESCRIBED PROPERTY AS OF RECORD IN BOOK 4003, PAGE 324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID SOUTHERLY MARGIN OF HARTFORD DRIVE AND RUNNING WITH THE SAID WALTER B. CLEMONS WESTERLY PROPERTY LINE SOUTH 1 DEGREE 28' 03" EAST A DISTANCE OF 239.32 FEET TO A POINT LYING ON THE NORTHERLY PROPERTY LINE OF S.A. HUDDLESTON PROPERTY AS OF RECORD IN BOOK 1782, PAGE 333, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SAID WALTER B. CLEMONS PROPERTY; THENCE WITH THE SAID S.A. HUDDLESTON'S NORTHERLY LINE SOUTH 89 DEGREES 37' 30" WEST A DISTANCE OF 26.0 FEET TO A POINT, SAID POINT FURTHER DESCRIBED AS BEING THE SOUTHWEST CORNER OF THE HEREIN REFERRED TO TRACT; THENCE LEAVING THE SAID S.A. HUDDLESTON NORTHERLY PROPERTY LINE NORTH 33 DEGREES 58' 19" WEST A DISTANCE OF 177.85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JUDY GRACE BERRYHILL, UNMARRIED TO SCOTT A. BARTON, MARRIED AS RECORDED ON THE 17TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060817-0101500; QUITCLAIM DEED FROM BILLY JOE BERRYHILL TO JUDY GRACE BERRYHILL (ONE-HALF UNDIVIDED INTEREST), A JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, AS RECORDED ON THE 1ST DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040901-0105934; QUITCLAIM DEED FROM JUDY GRACE BERRYHILL TO BILLY JOE BERRYHILL AS RECORDED ON THE 8TH DAY OF MARCH, 1994 IN BOOK 9272, PAGE 64 AND DEED FROM OLLIE MAE C. FRAZIER AND HUSBAND, F.E. FRAZIER TO BILLY JOE BERRYHILL AND WIFE, JUDY GRACE BERRYHILL AS RECORDED ON THE 28TH DAY OF NOVEMBER, 1983 IN BOOK 6182, PAGE 569, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 2687 Hartford Drive, Nashville, TN 37210

(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 13th day of April, 2007.

Scott A. Barton by Theresa Y. Barton
Scott A. Barton

Theresa Y. Barton
Theresa Y. Barton

NOTARY AFFIDAVIT

State of Tennessee, County of Dickson }SS:

On April 13, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared Theresa Y. Barton Attorney-in-Fact for Scott A. Barton and Theresa Y. Barton

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)

WILLIAMSON COUNTY, TN ANDREW P. GRISHAM NOTARY PUBLIC AT LARGE

Signature

Printed name: Andrew P. Grisham

My commission expires: 5.14.08