WARRANTY DEED

SUMNER COUNTY
SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2007.

Sonya M. Branham
Notary Public

MY COMMISSION EXPIRES: 11/25/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. VanBerckelaer	SAME	83-5/13.00
(NAME)	(NAME)	
3414 W. Gregory Rd. (ADDRESS)	(ADDRESS)	
Cedar Hill TN 37032 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071366

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, **I, Alan W. Branch**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Richard J. VanBerckelaer and Christopher B. Mennes and Wayne Helm and wife, Evelyn Helm**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1033 Seymour Avenue, Nashville, TN 37206
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of June, 2007.

Davidson County DEEDWARR
Recvd: 06/22/07 11:53 2 pgs
Fees:13.00 Taxes:425.50
20070622-0074777

Alan W. Branch

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 15th day of June, 2007 at Springfield, Tennessee.

Commission expires: 11/25/07

SUMNER COUNTY
SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC

Sonya M. Branham
Notary Public

EXHIBIT A

A tract or parcel of land together with all improvements and appurtenances thereunto belonging, situated and lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING part of Lot 6 on the Plan of the division of the land of John Hobson, deceased, as of record in Minute Book "L", page 363, Circuit Court for said County, being Lot No. 36 on the unrecorded plan of the subdivision of Lot No. 6, described according to a survey made by Blanchard and Parrish Surveyors, September 3, 1937, as follows:

BEGINNING at a stake on the Northerly margin of Seymour Avenue at a point 183 feet West of the Southwest corner of Lot No. 14 on the Map of the subdivision of the land of the heirs of Sallie L. Johnson, as of record in Book 332, page 164, Register's Office for said County, said point being the Southwest corner of the property conveyed to A.C. Farmer and wife, by deed from Charles Phillips and wife, of record in Book 1031, page 433, said Register's Office; thence with the Northerly margin of said Avenue Westwardly 58 feet to the Southeast corner of the property conveyed to A.M. Reed and wife, by deed from Charles Phillips and wife, of record in Book 1046, page 225, said Register's Office; thence with said Reed's Easterly line Northwardly 158 feet to the Southerly margin of a proposed alley; thence with said alley Eastwardly 58 feet to the Northwest corner of said Farmer lot; thence with said Farmer's Westerly line Southwardly 158 feet to the beginning.

BEING all of the same property conveyed to Alan W. Branch by Warranty Deed from Romney Hill, dated September 8, 1998 and filed of record in Book 11111, Page 449, Register's Office for Davidson County, Tennessee.