This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3207**

Davidson County DEEDWARR
Recvd: 07/03/07 08:27 2 pgs
Fees:13.00 Taxes:693.75
20070703-0079140

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 28, 2007** ,by and between **Mamie Bertoli, an unmarried individual,** parties of the first part, and **Sally Morgan, unmarried** , party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF SECTION IV, SOUTHLAKE, AS OF RECORD IN BOOK 3300, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF MILDRED COURT AT THE CORNER OF LOTS 34 AND 35; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 171.2 FEET TO A POINT IN THE SOUTHERLY MARGIN OF NEESE DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 45.44 FEET TO A MONUMENT; THENCE SOUTH 35 DEGREES 17' EAST 10 FEET TO A MONUMENT; THENCE NORTHEASTERLY ALONG A CURVE, 62.67 FEET TO A MONUMENT; THENCE LEAVING SAID DRIVE, SOUTH 51 DEGREES 54' EAST 100 FEET TO A CORNER OF LOT NO. 33; THENCE WITH THE LINE BETWEEN LOTS 33 AND 34, SOUTHWESTERLY 201.58 FEET TO A POINT IN THE NORTHERLY MARGIN OF MILDRED CT; THENCE WITH THE MARGIN OF THE SAME, ALONG A CURVE WESTERLY, 39.29 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ERVIN M. ENTREKIN, TRUSTEE, WITH FULL POWER TO RENATO BERTOLI AND WIFE, MAMIE K. BERTOLI AS RECORDED ON THE 15TH DAY OF OCTOBER, 1964 IN BOOK 3822, PAGE 630; QUITCLAIM DEED FROM RENATO BERTOLI AND WIFE, MAMIE K. BERTOLI TO MAMIE K. BERTOLI AS RECORDED ON THE 12TH DAY OF MARCH, 1990 IN BOOK 8062, PAGE 425; QUITCLAIM DEED FROM MAMIE BERTOLI TO THE MAMIE BERTOLI REVOCABLE LIVING TRUST AS RECORDED ON THE 23RD DAY OF OCTOBER, 2000 IN INSTRUMENT NO. 20001023-0104558; AND QUIT CLAIM DEED FROM MAMIE BERTOLI, TRUSTEE OF THE MAMIE BERTOLI REVOCABLE LIVING TRUST, DATED 10-17-00 TO MAMIE BERTOLI, UNMARRIED AS RECORDED ON THE 8TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040708-0081419, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # **119-15-0-109.00**
☒ Improved OR
☐ Unimproved property located at: **104 Mildred Court, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mamie Bertoli
Mamie Bertoli

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mamie Bertoli, an unmarried individual** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 28th day of June, 2007.

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Owner's Name: **Sally Morgan**

and Address: **104 Mildred Court, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Churchill Mortgage Corp.
761 Old Hickory Blvd. Ste 401
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$187,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **6/28/2007.**

Notary Public

My Commission Expires: 8-3-10

AMY FREDRICKSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON