WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/26/07 11:05 2 pgs
Fees:13.00 Taxes:1794.50
20070726-0088779

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Berrell	US Bank NA	Map 142-16-A
(NAME) 1220 Bedfordshire Court	(NAME) 1550 American Blvd., East	Parcel 52
(ADDRESS) Nashville, TN 37221	(ADDRESS) Bloomington, MN 55425	
(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, **JAMES M. CANTO AND VERNA L. CANTO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. BERRELL AND WIFE, JENNIFER C. BERRELL,** 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Devon Park, Phase II, of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James M. Canto and wife, Verna L. Canto, by deed from John Blount and wife, Cynthia Blount, of record in Book 9510, page 289, said Register's Office. James M. Canto and wife, Verna L. Canto conveyed their interest in said property to James M. Canto and Verna L. Canto, each a one-half undivided interest as Tenants in Common, by Quitclaim Deed of record in Instrument #20010523-0053362, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 432, said Register's Office; (c) Bylaws of record in Book 8276, page 553, said Register's Office; and (d) restrictive covenants of record in Book 6541, page 542 and Book 6967, page 156, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1220 Bedfordshire Court, Nashville, Tennessee 37221
(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 6th day of July, 2007.

James M. Canto

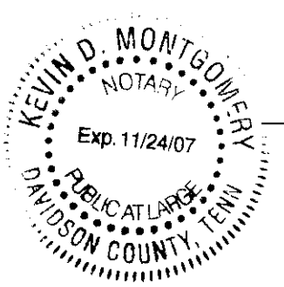
Verna L. Canto

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 James M. Canto and Verna L. Canto, the bargainor, 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 Nashville, Tennessee this 6th day of July, 2007.

Commission expires:



Notary Public