6070478

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070478

Davidson County DEEDWARR
Recvd: 09/12/07 13:36 2 pgs
Fees:13.00 Taxes:551.30
20070912-0109473

Send Tax Bills To:
New owner

New Owner is:
Jennifer J. Bailey
8225 Ramstone Way
Antioch, TN 37013

MAP: 182-06-0-A

PARCEL: 192.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph Berry, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jennifer J. Bailey, unmarried and Carol A. Bailey, married**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **8225 Ramstone Way, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No, 187, on the Final Plat , Old Hickory Hills, Phase Two-Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company, by Deed from Old Hickory Hills, LLC, a Tennessee Limited Liability Company, dated April 26, 2004 and recorded May 13, 2004, in Instrument No. 20040513-0056025, said Register's Office.

Being the same property conveyed to Joseph Berry, a single person, from Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed dated 9/22/04 and recorded 9/29/04 in Instrument No. 20040929-0117263, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of September, 2007.

GRANTOR(S):

JOSEPH BERRY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph Berry** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of September, 2007.

MARGARET R. MEANS
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$149,000.00**.

AFFIANT

SWORN TO and subscribed before me this 11th day of September, 2007.

PEGGY S. HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09