Davidson County DEEDWARR
Recvd: 09/17/07 12:38 2 pgs
Fees:13.00 Taxes:488.40

20070917-0111014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2007.

Notary Public

My Commission Expires FEB 22, 2011

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tricia Lopez	Elite Home Loans	73-1-168.00
(NAME) 2200 Milton Dr.	(NAME) 109 Kenner AVE, Suite 100	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37205	
(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,

SUSAN BERRYMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRICIA LOPEZ, A SINGLE WOMAN

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:

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF HIGHLAND VIEW SUBDIVISION OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 46 FRONTS 70 FEET ON THE WESTERLY SIDE OF MILTON DRIVE AND RUNS BACK 222.8 FEET ON THE NORTHERLY LINE AND 204.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 72.1 FEET THEREON.
TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A STRIP OF LAND FRONTING ON AVALON DRIVE MARKED RESERVED ON THE PLAT OF VIRGINIA MANOR, OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY.
SAID TRACT BEGINS AT A MONUMENT IN THE SOUTHERLY MARGIN OF AVALON DRIVE, 180 FEET EASTERLY FROM A MONUMENT AT THE BEGINNING OF A CURVE IN THE SOUTHEASTERLY INTERSECTION OF AVALON DRIVE AND WARDEN DRIVE, THENCE WITH A MARGIN OF AVALON DRIVE EASTWARDLY 186.57 FEET TO A MONUMENT; THENCE CONTINUING WITH THE SAID AVALON DRIVE, 18.12 FEET TO A MONUMENT AT THE BEGINNING OF A CURVE IN THE INTERSECTION AVALON DRIVE AND MILTON DRIVE; THENCE AROUND SAID CURVE, 31.42 FEET TO A POINT IN THE WESTERLY MARGIN OF MILTON DRIVE; THENCE WESTWARDLY IN A STRAIGHT LINE WITH THE NORTHERLY MARGIN OF THE HIGHLAND VIEW SUBDIVISION (OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY) 222.8 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Susan Berryman by Warranty Deed from Les Lazarus of record in Instrument 200703060027460 on 03/02/2007 and filed for record on 03/06/2007, Register's Office for said County.

THIS CONVEYANCE IS 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.

unimproved ☐

This is improved ☒ property, known as 2200 Milton Dr., Nashville, TN 37216
(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 my/our hand(s) this 5th day of September, 2007.

Susan Berryman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 5th day of September, 2007

Commission expires: 11/30/09

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public