File No. 271000037

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/07 11:08 2 pgs
Fees:13.00 Taxes:262.70

20071211-0142836

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Mari Beerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

11/8/08

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mari Beerman	NEW OWNER	052-09-0-008.06
(NAME) 1117 Fernbank Ave.	(NAME) 3528 HOGGETT FORD RD. HERMITAGE TN 37076.	
(ADDRESS) Madison, TN 37115	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Domingo A. Carletello, married,* HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mari Beerman, unmarried and Maria Urtubees, unmarried, tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Lot No. 17 of the Montague Subdivision, of record in Book 421, page 129, of the Register's Office of Davidson County, Tennessee, described as follows: to wit:

BEGINNING on the Southeasterly margin of Fernbank Drive and widened at a point 280 feet Northwardly from Palestine Avenue; thence South 53 degrees 7 minutes East 208.8 feet to a point; thence North 36 degrees 53 minutes East 64 feet to the Southeasterly corner of the property conveyed to James K. Chaffin and wife, Joyce Chaffin, by deed of record in Book 3438, page 379, said Register's Office; thence with Chaffin's Southerly line North 53 degrees 7 minutes West 208.8 feet to a point in the Southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, South 36 degrees 53 minutes West 64 feet to the point of beginning.

Being the same property conveyed to Domingo A. Carletello by Quitclaim deed from Kathleen A. Lawrence and husband, David A. Lawrence of record in Instrument No. 20021112-0139564, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said seller.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1117 Fernbank Ave., Madison, TN 37115
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 4th day of December, 2007.

Domingo A. Carletello

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Domingo A. Carletello, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 4th day of December, 2007.

Commission expires: 1-20-09

Notary Public

TONJA BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 271000037

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064