WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/08 13:40 3 pgs
Fees:18.00 Taxes:473.60
20080107-0001796

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Sarah E. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/10/10
(AFFIX SEAL)

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
Sarah E. Martin	Taylor, Brant Whitaker	Map 173-5-A
(NAME) 1780 Red Jacket Drive	(NAME) 1417 N. Magnolia Ave.	Parcel 222
(ADDRESS) Antioch, TN 37013	(ADDRESS) Ocala, FL 34475	
(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, I, **KAREN J. KUNINSKY BERRYHILL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH E. MARTIN, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument #20050721-0084791, re-recorded in Instrument #20050805-0092480, and as amended in Instrument #20051114-0136938, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Karen J. Kuninsky, unmarried, by deed from Ole South Properties, Inc., a Tennessee corporation, of record in Instrument #20060905-0108952, said Register's Office. Karen J. Kuninsky has since married and is now known as Karen J. Kuninsky Berryhill.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Instrument #20050128-0010427, said Register's Office; (c) Master Deed and Bylaws of record in Instrument #20050721-0084791, re-recorded in Instrument #20050805-0092480, Amended in Instrument #20051114-0136938 and in Instrument #20071227-0147998, said Register's Office; and (d) easement to Metro of record in Instrument #20050811-0095171, said Register's Office.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 1780 Red Jacket Drive, Antioch, Tennessee 37013
(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 hand this 4th day of January, 2008.

Karen J Kuninsky Berryhill
by J Gregory Hardeman

Karen J. Kuninsky Berryhill
By J. Gregory Hardeman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2008, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Karen J. Kuninsky Berryhill, and who acknowledged that he executed the same as the free act and deed of Karen J. Kuninsky Berryhill.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2008.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires April 24, 2010

Kathy Snider
Notary Public

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-2009

(Seal)