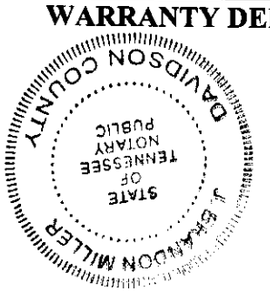
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES 11-22-10

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tracy S. Berryman | NEW OWNER | 095050B02500CO |
| (NAME) | (NAME) | |
| 2120 Lebanon Pike #25 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | |
| (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, John Gentry and wife, Lori Gentry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy S. Berryman, unmarried, 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 Unit No. 25 of Easthaven Townhomes, a Planned Unit Development, as established by a Declaration and Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543 as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, all in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto shown in Exhibit B, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration and Covenants, Conditions and Restrictions shown in Exhibit A-1. reference is hereby made to the Plan as set out on Exhibit A-2 to the Declaration and Covenants, Conditions and Restrictions of Easthaven Townhomes, a Planned Unit Development of record in Instrument No. 20010806-0083543 as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument no. 20040419-0043570, said Register's Office for a more complete identification and description of said Unit.

Being the same property conveyed to John Gentry and wife, Lori Gentry, by Warranty Deed dated November 25, 2003 from York Construction, LLC of record in Instrument No. 20031208-0175963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 04/18/08 14:18 2 pgs
Fees:13.00 Taxes:492.10

20080418-0039708

unimproved ☐

This is improved ☒ property, known as 2120 Lebanon Pike Apt. #25, Nashville, TN 37210

(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 17th day of April, 2008.

John Gentry

Lori Gentry

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 John Gentry and Lori Gentry, 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 Franklin, Tennessee this 17 day of April, 2008.

Commission expires:

Notary Public

