Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
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Davidson County	DEEDWARR
Recvd: 09/16/08 13:48	3 pgs
Fees:18.00 Taxes:1061.90	
20080916-0094724	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,000.00

Mary Fall Wade
Affiant

Subscribed and sworn to before me, this 15th day of September, 2008.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Fall Wade	~~Mary Nelson Wade~~	131070E00600CO
1918 Randolph Place	SAME	
Nashville TN 37215-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ronald A. Berger and wife Norene R. Berger hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mary Fall Wade hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Certain condominium apartment in Davidson County, Tennessee being Unit No. 3A on the Plan of Evergreen of record in Book 6250 Page 589 and as further set forth in Exhibit C to the Master Deed and By-Laws in Book 6936 page 9036 said Register's Office for said county to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Ronald A. Berger and spouse Norene R. Berger by deed from Edward H. Harper and spouse Sharon Harper of record in Book 8985 Page 814 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Evergreen of record in Book 6250 Page 589 Register's Office for Davidson County, Tennessee 3) Charter for Evergreen Homeowners Association of record in Book 6936 Page 936 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6936 Page 936.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Evergreen Condominiums a

This property is improved property known as 1918 Randolph Place, Nashville, Tennessee 37215-0000

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 11th day of September, 2008.

Ronald A. Berger by Kurt V. Berger attorney-in-fact
Ronald A. Berger by Kurt V. Berger Attorney in Fact

Norene R. Berger by Kurt V. Berger attorney-in-fact
Norene R. Berger by Kurt V. Berger Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of September, 2008, before me personally appeared Kurt V. Berger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald A. Berger and Norene R. Berger acknowledged that such person executed the same as the free act and deed of Ronald A. Berger and Norene R. Berger.

Notary Public

My Commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 05745

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.