File No. 290101410

WARRANTY DEED

Record Return To:
Foundation Title Escrow
30 Burton Hills Blvd
Ste. 175
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$212,500.00**

Samantha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF FEBRUARY, 2009.

Kelly A Callaghan
Notary Public

MY COMMISSION EXPIRES: 7/13/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nathan Simpson	Nathan Simpson	Map 16, Parcel 263
(NAME) 1949 Union Hill Rd.	(NAME) 1949 Union Hill Rd.	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(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, We, **ERIC BERGER AND WIFE, LISA BERGER**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **NATHAN SIMPSON AND HALEY ASHE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Saddleback Farms, as of record in Plat Book 9700, Page 331, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Eric Berger by Warranty Deed dated October 17, 2004, from Steven L. Larue, of record in Instrument 20041019-0125650, Re-recorded in Instrument 20041123-0140483, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 331, Register's Office for Davidson County, Tennessee; (3) Restrictions of record in Book 10024, Page 591, Book 11003, Page 852, Instrument 20001004-0098657, Instrument 200806111-0059935, Register's Office for Davidson County, Tennessee.

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 1949 Union Hill Rd., Goodlettsville, TN 37072
(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), Their 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), 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.

BILL GARRETT, Davidson County
Trans:T20090023201 DEEDWARR
Recvd: 04/07/09 13:03 2 pgs
Fees:13.00 Taxes:786.25
20090407-0031822

Witness my/our hands this 27th day of February, 2009.

Eric Berger

Lisa Berger

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric Berger and wife, Lisa Berger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of February, 2009.

Commission expires: 1/11/11

Notary Public

File Number: 290101410

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY