BILL GARRETT, Davidson County
Trans:T20090029807 DEEDWARR
Recvd: 05/05/09 14:25 2 pgs
Fees:13.00 Taxes:684.13
20090505-0041204

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah C. Brown		
(NAME)	(NAME)	118-6-A-4.00 CO
823 Battlefield Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Scott Berryman and Carole Berryman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Deborah C. Brown*** 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:

*unmarried

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 823, on the Plat of Campbell Grove Condominiums, which is a Resubdivision of Lots 1, 2, 3, 4, Battlefield Estates, Section 2. Unit No. 823 on the said plat is more particularly described in the Master Deed and By-Laws of record in Book 6400, page 323, Register's Office for Davidson County, Tennessee, and is shown specifically on the Final Plan which is attached as Exhibit "A" to the first Amendment to the Master Deed and By-Laws of Campbell Grove Condominiums, of record in Book 6553, pages 486 through 489, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Campbell Grove Condominiums, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 6400, page 323 and Book 6553, page 486; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Barbara R. Cragg by Deed dated May 10, 1996, filed for record on May 17, 1996 in Book 10053, Page 107, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Master Deed and By-Law of record in Book 6400, Page 323, Book 6553, Page 486, Book 6250, Page 196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to storm water detention agreement of record in Book 6378, Page 832, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Scott Berryman and Carole Berryman by Warranty Deed from Barbara R. Cragg dated July 11, 2001 and recorded in Instrument No. 20010716-0075162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 823 Battlefield Drive, Nashville, TN 37204

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, has 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 30th day of April, 2009.

Scott Berryman

Carole Berryman

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, **Scott Berryman and Carole Berryman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2009.

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212