WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100001285 DEEDWARR
Recvd: 01/07/10 10:49 2 pgs
Fees:13.00 Taxes:525.03
20100107-0001509

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
January M. Ware	Guaranty Trust Company	161110A13200CO
(NAME)	(NAME)	
509 Huntington Ridge Drive	316 Robert-Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Murfreesboro, TN 37129	
(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, Annette H. DeBerry, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO January M. Ware, 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. 132 on the Plan of Huntington Ridge Townhouse of record in Plat Book 4675, Page 9, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

* amended in Book 9700, Page 846

Being the same property conveyed to Annette H. DeBerry and Richard D. DeBerry, Both unmarried by Warranty Deed from Westminster Homes, Inc., dated Oct 23, 1997 and recorded on Oct. 27, 1997 of record in Book 10659, page 178, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 25, 1999, recorded on July 1, 1999 of record in Book 11552, page 144, said Register's Office. Richard D. DeBerry conveyed his interest in subject property to Annette H. DeBerry.

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

This conveyance is subject to : Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, Page 9 amended in Book 9700, page 846, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, amended in Book 4889, page 905, Book 5394, page 243, By Laws in Book 7423, page 762, said Register's Office, amended in Doc. No. 20080324-0029069, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ☐

This is improved ☒ property, known as 509 Huntington Ridge, Nashville, TN 37211

(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 30th day of December, 2009.

Annette H. DeBerry

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 Annette H. DeBerry with whom I am personally acquainted or proved to me on the bass of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2009.

Commission expires:

5/6/2013

Notary Public

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013