(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

File No. 210090115

WARRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2010.

Ashley S. Heath
Notary Public

MY COMMISSION EXPIRES: March 18, 2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy L. Delvin	New Owner	16213005200
(NAME)	(NAME)	
356 Cedarmont Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, Sheila T. Berry, an unmarried woman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Amy L. Delvin, an unmarried woman, hereinafter called the grantee(s), HER 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, and being Lot No. 50, on the Plan of Cedarwood Estates Revised, Section One, of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more conp1ete description.

Being the same property conveyed to Richard E. Berry and wife, Sheila T. Berry by Deed from Richard E. Berry and Sheila G. Trevathan, dated August 26, 1991 and filed for record on 09/03/1991 in Book 8433, Page 394, Register's Office for Davidson County, Tennessee. Richard E. Berry died January 31, 2008.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat of record in Plat Book 4675, Page 62, said Register's Office.

Restrictions of record in Book 4753, Page 683, said Register's Office.

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 356 Cedarmont Dr., 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 GRANTEE(S), HER 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), HER 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:T20100062158 DEEDWARR
Recvd: 10/01/10 14:20 2 pgs
Fees:13.00 Taxes:351.50
20101001-0078608

Witness my/our hands this 28th day of September, 2010.

Sheila T. Berry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sheila T. Berry, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/28/2010.

Witness my hand at office this 28th day of September, 2010.

Commission expires: 9/23/13

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 210090115

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064