WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

William Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2010.

Tiara D. Ford
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TIARA D. FORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/04/10 13:43 3 pgs
Fees:18.00 Taxes:55.50
20101004-0079136

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Berry	William Berry	081-15-0-217
(NAME)	(NAME)	
1720 Underwood St.	1720 Underwood St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Michael Grant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Berry, 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 the westerly part of the easterly part of Lot No. 411 on the Plan of McGavock, Wetmore & other's 2nd Addition, called the Addition to the Town of McGavock of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the northerly margin of Underwood Street, (also referred to as Underwood Avenue) at a point 226.5 feet west of the westerly margin of the first alley west of 17th Avenue North: thence with, the northerly margin of Underwood Street westerly 35 feet; thence northwardly 106 feet to the southerly margin of Cockrill Street; thence with the same easterly 33 1/3 feet to a point, 216 2/3 feet west of the westerly margin of said alley; thence southwardly 117.5 feet to the point of beginning.

Being the same property conveyed to Michael Grant by Instrument number 20100727-0058929, said Registers Office

unimproved ☐

This is improved ☒ property, known as 1720 Underwood St., Nashville, TN 37208
(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 1st day of October, 2010.

Michael Grant

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange

On 10/01/2010 (Date) before me, Nana Aquino, notary public (Here Insert Name and Title of the Officer),

personally appeared Michael Grant (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NANA AQUINO
Commission # 1768842
Notary Public - California
Orange County
My Comm. Expires Sep 21, 2011

Signature: _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 10/01/2010 Number of Pages: 1

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

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

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Tiara Ford**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiara Ford

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires November 4, 2013

My Commission Expires: _____