BILL GARRETT, Davidson County
Trans:T20110027531 DEEDWARR
Recvd: 05/09/11 12:59 2 pgs
Fees:13.00 Taxes:647.50

20110509-0035442

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

File No.: ALW-11-5309

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Seth Jennings and William Smallman	NEW OWNER	091-15-078.00
(NAME)	(NAME)	
3812 Park Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **SARA B. MARTIN, EXECUTRIX FOR ESTATE OF JOSEPHINE BLACKMORE BERRY, DECEASED**, herein after called the Grantor, have bargained and sold, and by these presents do transfer and conveyed unto, **J. SETH JENNINGS AND WILLIAM SMALLMAN**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block No. 14 on the Plan of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Registers Office for said County.

BEGINNING on the southerly margin of Nevada, formerly 3rd, Avenue, at the northwest corner of the property conveyed to Leslie J. Williams and wife, by deed from K. A. Berry and wife, of record in Book 1132, page 341, said Registers Office; thence with Williams' westerly line, southwardly 320 feet to the northerly margin of Dakota Avenue, formerly 4th Avenue; thence with said Avenue westwardly 50 feet; thence northwardly 320 feet to the southerly margin of Nevada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

BEING the same property conveyed to Horace Alton Berry and wife, Josephine B. Berry, by deed from K. A. Berry and wife, Inez Spann Berry, of record in Book 1761, Page 573, Registers Office for Davidson County, Tennessee. Further being part of the same property conveyed to Josephine B. Berry by Quitclaim Deed from Horace Alton Berry, dated April 27, 2000, of record in Instrument 20000503-0044275, Register's Office for Davidson County, Tennessee.

The said Josephine B. Berry died on January 19, 2010. Sara B. Martin, Executrix of the Estate of Josephine Blackmore Berry (being one and the same person as Josephine B. Berry) executes this instrument pursuant to order under Docket Number 10P-1859, in the Seventh Circuit Court for Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5309 Nevada Ave., Nashville, TN 37209

(House Number) (Street) (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 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.

Witness my hand(s) this 6th day of May, 2011.

Estate of Josephine B. Berry, deceased

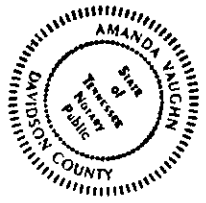
BY: Sara B. Martin
Sara B. Martin, Executrix

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara B. Martin, Executrix for Estate of Josephine Blackmore Berry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2011.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171